Karen Johnson Davidson County
Batch# 1341658 DEEDWARR
11/03/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20251103-0087457

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-34309-25

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Oct, 2025

NOTARY PUBLIC

My commission expires: 9/15/27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Tolpa 6357th Ave #313 Nashville, TN 37203	Same address as new owner	093-14-0A-305-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($995,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRETT TOLPA, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 313 established pursuant to the Condominium Declaration for Hyve, of record in Instrument Number 20230424-0030022, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timian Properties, LLC, a Texas Limited Liability Company, from 629 Seventh LP, a Tennessee limited partnership, by Special Warranty Deed dated January 12, 2024, and recorded January 12, 2024, in Instrument Number 20240112-0002755, said Register's Office.

Being part of the same property conveyed to 629 7th Avenue South, LLC, Michigan limited liability company, from Jan A. Rasmussen and Lene S. Rasmussen, husband and wife, by Special Warranty Deed dated January 14, 2020, recorded January 15, 2020, in Instrument Number 20200115-0005604, in the Register's Office for Davidson County, Tennessee. The said 629 7th Avenue South, LLC having since merged with and into 629 Seventh LP, a Tennessee limited partnership, pursuant to Articles of Merger of record in Instrument Nos. 20210524-0070344 and 20210528-0072611, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 635 7th Avenue South, Unit 313, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of October, 2025

GRANTOR(S)

Timian Properties, LLC, a Texas Limited Liability Company

By: _____
Luke Timian, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Luke Timian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented himself to be the Authorized Agent of Timian Properties, LLC and who acknowledged that he executed the within instrument for the purposes therein contained as said Authorized Agent on behalf of Timian Properties, LLC, a Texas limited liability company

WITNESS my hand and seal, this the 22 day of October 2025.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/27/25.

Affiant Signature – Joshua A. Terry

10/30/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/30/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27