Karen Johnson Davidson County
Batch# 1351478 DEEDQC
11/26/2025 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094514

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Avenue. Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL and CHRISTINE DeGRAF	NEW OWNER	093 14 0A 211.00
(NAME) **464 WHITTIER AVENUE**		
(ADDRESS) **GLEN ELLEN, ILLINOIS 60137**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **HYVE 208 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF HYVE 208 REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY **MICHAEL DeGRAF AND CHRISTINE DeGRAF, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 208 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 **HYVE 208 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF HYVE 208 REVOCABLE TRUST**, by Quitclaim Deed from **MICHAEL DeGRAF AND CHRISTINE DeGRAF**, of record as Instrument No. 20230721-0056290, Register's Office for Davidson County, Tennessee .

This is improved / unimproved property, known as 635 7TH AVENUE SOUTH, UNIT 208, NASHVILLE, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of November, 2025.

HYVE 208 REVOCABLE TRUST

BY: HYVE 208 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TRUSTEE

BY: VICTORY VENTURES MANAGEMENT, LLC, SOLE MEMBER

BY: _____, Manager
MICHAEL DeGRAF, MANAGER

STATE OF Illinois
COUNTY OF DuPage

On this the 24th day of November, 2025, before me personally appeared Michael DeGraf, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Manager of Victory Ventures Management, LLC, a Wyoming limited liability company the Sole Member of Hyve 208 LLC, a Tennessee limited liability company, Trustee of Hyve 208 Revocable Trust and that he, as Manager of Victory Ventures Management, LLC, a Wyoming limited liability company, Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of November, 2025.

My Commission Expires: 10/02/2027

_____
Notary Public

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027

Certificate of Authenticity

I, Natalie A. McKee, 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 November 25, 2025.

Affiant Signature

11/25/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25 day of November, 2025.

Notary's Signature

My Commission Expires: August 25, 27

Notary's Seal

ELAINA ROSE RAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 25, 2027
COUNTY OF DICKSON

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-635-208