Karen Johnson Davidson County
Batch# 1380785 DEEDWARR
02/13/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $5,013.50
20260213-0011814

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37083-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,355,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12. day of February, 2026. NOTARY PUBLIC My commission expires:

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22,2029

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
Mr & Mrs Gezykyya Gillespie 1714 Manchester Ave Edmond, OK. 73034	Same address as new owner	093 14 0A 410.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($1,355,000.00) 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, **CHOUETTE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GEZYKYYA GILLESPIE AND WIFE, KENDRA GILLESPIE**, 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. 409 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 Chouette Holdings, LLC, a Delaware Limited Liability Company, from 629 Seventh, L.P., a Tennessee Limited Partnership, by Quitclaim Deed dated January 25, 2026, and recorded January 26, 2024, in Instrument Number 20240126-0005283, 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, said Register's Office. 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 Numbers 20210524-

0070344 and 20210528-0072611, said Register's Office.

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 409, 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 HANDS, this 12th day of February, 2026

GRANTOR(S)

Chouette Holdings, LLC, a Delaware Limited Liability Company

By: _____
Stephen Epstein, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen Epstein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Manager of Chouette Holdings, LLC, the within named bargainor and that as such Manager, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Stephen Epstein, as such Manager.

WITNESS my hand and seal, this the 12th day of February, 2026.

_____
Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2-12-2026 (date of document).

Jennifer Pennell

2-12-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-13-2026, 2026.

Notary's Signature

My Commission Expires: _____

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

Notary's Seal