Karen Johnson Davidson County
Batch# 1386645 DEEDQC
02/27/2026 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015837

QUITCLAIM DEED

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 FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-29-2028

(AFFIX SEAL)

ELIZABETH PRAOYALY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

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
HYVE 208 LLC, TRUSTEE	**NEW OWNER**	093 14 0A 211.00 CO
(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 **MICHAEL DeGRAF AND CHRISTINE DeGRAF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY TO **HYVE 208 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF HYVE 208 REVOCABLE TRUST** 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 **MICHAEL DEGRAF AND CHRISTINE DEGRAF, HUSBAND AND WIFE**, by Quitclaim Deed from to **HYVE 208 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF HYVE 208 REVOCABLE TRUST**, of record as Instrument No. 20251126-0094514, Register's Office for Davidson County, Tennessee .

unimproved ☐
This is improved ☒ 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 25th day of February, 2026.

MICHAEL DeGRAF

MICHAEL DeGRAF

CHRISTINE DeGRAF

CHRISTINE DeGRAF

STATE OF TENNESSEE

COUNTY OF Rutherford

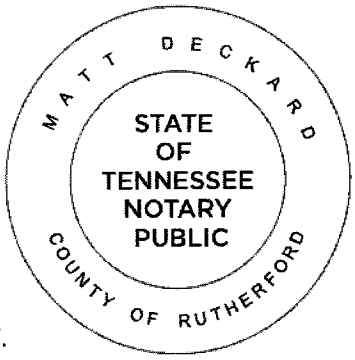
On this 25th day of February, 2026, before me personally appeared Michael DeGraf and Christine DeGraf, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2026.

Notary Signature

My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Natalie 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 February 25, 2026.

Affiant Signature

2/25/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

My Commission Expires: 12-29-2026

Notary's Seal

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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