WARRANTY DEED

Karen Johnson Davidson County
Batch# 1412157 DEEDWARR
04/28/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $5,069.00
20260428-0037041

File No.: RES-26-635-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bee Spring, LTD	New Owner	093-14-0A-310.00 CO
(NAME)	(NAME)	
1502 Canoe Brook Drive Austin, TX 78746		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HYVE HOLDINGS LP, A TENNESSEE LIMITED PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BEE SPRING, LTD, A TEXAS LIMITED PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 309 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 by Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership, to Hyve Holdings LP, a Tennessee Limited Partnership, recorded June 27, 2023, in Instrument No. 20230627-0048706, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 635 7th Avenue South, Unit 309, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 27 day of April, 2026.

Hyve Holdings LP, a Tennessee Limited Partnership
By: Its Partner, Hyve Holdings, GP, a Tennessee General Partnership

By: _____
John Bogdasarian, Partner of Hyve Holdings GP

STATE OF Michigan
COUNTY OF Washtenaw

On April 27, 2026 before me personally appeared John Bogdasarian, to me known, or proved on the basis of satisfactory evidence, and who acknowledged that he is the Partner of Hyve Holdings, G.P., a Tennessee general partnership, and that Hyve Holdings G.P. is the general partner of Hyve Holdings, L.P., a Tennessee limited partnership, and that he, as Partner of Hyve Holdings, G.P., executed the foregoing for the purposes therein contained.

Witness my hand, at office, this 27 day of April, 2026.

Notary Signature
My commission expires:

RACHEL MILLS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires November 20, 2026
Acting in the County of Washtenaw

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

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 April 28, 2026.

Affiant Signature

4/28/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-635-309