WARRANTY DEED

Karen Johnson Davidson County
Batch# 1461812 DEEDWARR
08/18/2026 04:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,925.85
20260818-0076982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TWENTY THOUSAND FIVE HUNDRED AND 00/100 (520,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

AMY R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
HAKKASHA, LLC, A GEORGIA LIMITED LIABILITY COMPANY (NAME)	**NEW OWNER** (NAME)	**093 14 0A 402.00**
635 7TH AVENUE SOUTH, # 417 NASHVILLE, TN 37203 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of August, 2026, the undersigned, **PETER WELLING, A MARRIED MAN, WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **HAKKASHA, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **635 7TH AVENUE SOUTH, # 417, NASHVILLE, TN 37203** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 417 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 Peter Welling, a married man, by Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership, of record in Instrument No. 20230919-0073718, in the Register's Office of Davidson County, Tennessee, dated September 18, 2023, and recorded on September 19, 2023.

Note: The subject property was not a marital residence of Peter Welling, and as such is not subject to any homestead interest contemplated by Tennessee law.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of August, 2026.

GRANTOR: PETER WELLING

Peter J Welling

STATE OF New York)
COUNTY OF Monroe)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PETER J WELLING**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~14th~~ 13th day of August, 2026.

Notary Public

12/10/2029
My Commission Expires

MUHAMMAD BILAL
Notary Public-State of New York
No. 01BI0044547
Qualified in MONR County
My Commission Expires 12/ 10/ 2029

I Lisa Allard, 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 August 14, 2026.

Lisa Allard August 14, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 14, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY