Karen Johnson Davidson County
Batch# 1101867 DEEDQC
02/16/2024 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0010923

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: RES-23-HYVE415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Code 415 LLC	NEW OWNER	
(NAME)	(NAME)	Property 1: 093 14 0A 404.00 CO
31 Players Club Villas Rd Ponte Vedra Beach, FL 32082	(SAME)	
(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, **JEFF SCHUSTER AND KAETHE SCHUSTER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **Code 415 LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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. 415 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 all of the same property conveyed to JEFF SCHUSTER AND KAETHE SCHUSTER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, from 629 Seventh, L.P., a Tennessee limited partnership, by Special Warranty Deed dated January 22, 2024, recorded January 26, 2024, in Instrument No.20240126-0005290, in the Register's Office for Davidson County, Tennessee.

This is **improved** property, known as 635 7th Avenue South, Unit 415, 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/our hand(s) this 11 day of February, 2024.

Jeff Schuster

Kaethe Schuster

STATE OF Florida
COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff Schuster and Kaethe Schuster,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of February, 2024.

Commission expires: January 30, 2026

Notary Public

TRACY B SOBIECKI
Notary Public-State of Florida
Commission # HH 222218
My Commission Expires
January 30, 2026

RETURN TO:

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

Certificate of Authenticity

I, Tiffany Rocker, 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 16, 2024.

Tiffany Rocker
Affiant Signature

2/16/2024
Date

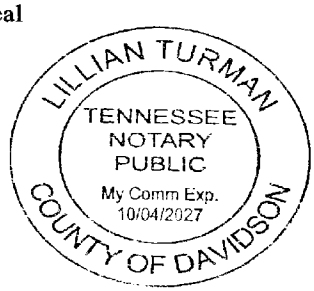
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of February, 2024.

Notary's Signature

My Commission Expires: 10/04/27

Notary's Seal



File No. RES-23-HYVE415