QUITCLAIM DEED

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 21 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B FATTA NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

LF-QCD-24-1510-505

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rhythm, LLC a Tennessee Limited Liability Company	**NEW OWNER**	
(NAME) **1738 E. Adams St #15**	(NAME)	**093090A00500CO**
(ADDRESS) **Jacksonville, FL 32202**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MYKOLAS D. DEGESYS, MARRIED AND GINTARAS E. DEGESYS AND WIFE, RUTA S. DEGESYS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RHYTHM, LLC A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 505, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being part of the same property conveyed to Mykolas D. Degesys, unmarried and Gintares E. Degesys and wife Ruta S. Degesys, by Special Warranty Deed dated July 23, 2010 from Rhythm Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20100726-0058271, Register's Office for Davidson County, Tennessee.

Mykolas D. Degesys having since been married to Catherine Degesys and the property being a primary marital residence.

Gintares E. Degesys being one in the same with Gintaras E. Degesys.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1510 Demonbreun Street Unit 505, Nashville, Tennessee 37203**.

Karen Johnson
Batch # 1106570
03/01/2024 02:57:14 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240301-0014455

Witness my/our hand(s) this the 23 day of February, 2024.

Mykolas D. Degesys

Catherine Degesys

STATE OF Florida
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYKOLAS D. DEGESYS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARIKA SEVIN
Commission # HH 045483
Expires October 24, 2024
Bonded Thru Budget Notary Services

STATE OF Florida
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE DEGESYS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARIKA SEVIN
Commission # HH 045483
Expires October 24, 2024
Bonded Thru Budget Notary Services

Gintaras E. Degesys

Ruta S. Degesys

Ruta S. Degesys

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINTARAS E. DEGESYS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22ND day of February, 2024.

Sandra W. Bumpass
Notary Public
My Commission Expires: 05-30-2028
(SEAL)

SANDRA W BUMPASS
Notary Public
Durham County, NC

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTA S. DEGESYS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22ND day of February, 2024.

Sandra W. Bumpass
Notary Public
My Commission Expires: 05-30-2028
(SEAL)

SANDRA W BUMPASS
Notary Public
Durham County, NC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212