Karen Johnson Davidson County
Batch# 1156511 DEEDQC
07/11/2024 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0051898

Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Palm Beach) ss
The actual consideration for this transfer is $1.00

S/ISA
Affiant

Subscribed and sworn before me on the 2nd day of ~~June~~ July, 2024. 7-2-24

AUDREY ZIEGLER
MY COMMISSION # HH 455688
EXPIRES: November 20, 2027

Notary Public

My Commission Expires: 11-20-2027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Scott Studer, Trustee of the The Scott Studer Trust U/A dated ~~June~~ July 2, 2024 4193 Arbor Way Palm Beach Gardens, FL 33410	**Same**	**085 07 0 006.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Scott Studer**, a single person, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Scott Studer, Trustee** and his successor in trust of The Scott Studer Trust, U/A dated ~~June~~ July 2, 2024, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the plan of RESUBDIVISION OF LOTS 228, 228-A & 229 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, as shown on plat of record in Book 5190, Page 248, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed of Shane P Studer and Melinda Studer to Scott Studer, dated January 19, 2021, and recorded in Record Book 20210127, Page 0012314, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 3208 Downeymeade Court, Nashville, TN 37214.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 2 day of ~~June~~ July 2024.

Scott Studer, Grantor

State of ~~Tennessee~~) Florida
County of ~~Davidson~~) Palm Beach

On this 2nd day of ~~June~~ July, 2024, before me personally appeared Scott Studer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of ~~June~~ July, 2024.

Notary's Signature

Seal

My commission expires: 11-20-2027

NOTARY PUBLIC STATE OF FLORIDA
AUDREY ZIEGLER
MY COMMISSION # HH 455688
EXPIRES: November 20, 2027

Certificate of Authenticity

I, Seth A Levy, 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 exact copy of the original document executed and authenticated according to law on July 11, 2024.
(Date)

Affiant Signature

07.11.2024
Date

State of SouthCarolina
County of Charleston

Sworn to and subscribed before me this 11th Day of July, 2024.

Notary Signature

My Commission Expires: April 8, 2031
Notary Seal (if on paper)

