Karen Johnson Davidson County
Batch# 1085764 DEEDQC
12/27/2023 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231227-0099405

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-271

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matrix Neo LLC, a Massachusetts limited liability company	Matrix Neo LLC a Massachusetts limited liability company	093 12 0A 203.00 CO
(NAME) 40 Village Woods Road	(NAME) 40 Village Woods Road	
(ADDRESS) Haverhill, MA 01832	(ADDRESS) Haverhill, MA 01832	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Cunneen and Nicole Cunneen, husband and wife**, (the "**Grantors**"), by these presents does hereby quitclaim, transfer and convey to **Matrix Neo LLC, a limited liability company formed and existing under the laws of the Commonwealth of Massachusetts**, (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

A certain condominium known as Unit No. 203 of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438 Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being part of the same property conveyed to 245 Hermitage Partners GP, a Tennessee general partnership as to a 2/3 interest, and Riverside Park GP, a Tennessee general partnership as to a 1/3 interest, as tenants in Common, by Warranty Deed from Siya Hospitality, LLC, a Kentucky limited liability company of record in Instrument No. 20210802-0103470, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021 and recorded on August 02, 2021.

Being the same property conveyed to James Cunneen and Nicole Cunneen, husband and wife, by Warranty Deed from 245 Hermitage Partners, GP, a Tennessee general

partnership, dated November 9, 2023 and recorded on November 17, 2023 as Instrument No. 20231117-0089776, Register's Office of Davidson County, Tennessee. This is improved property located at 245 Hermitage Avenue, #203, Nashville, TN 37210.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 22nd day of December, 2023.

GRANTORS:

James Cunneen

Nicole Cunneen

STATE OF Massachusetts)
COUNTY OF Essex)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James Cunneen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of December, 2023.

MICHAEL P. DOWNING
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
July 20, 2029

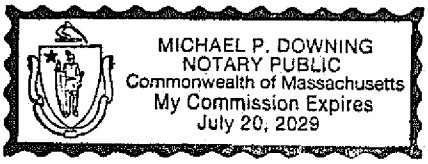
Notary Public Michael P. Downing

My Commission Expires: 7/20/29

STATE OF Massachusetts)
COUNTY OF Essex)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nicole Cunneen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of December, 2023.



Notary Public Michael P. Downing

My Commission Expires: 7/20/29

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 December 27, 2023.

Signature

Date: December 27, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of December, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025