AFTER RECORDING RETURN TO:
James Cunneen and Nicole Cunneen
245 Hermitage Avenue
Nashville, TN 37210
File No. R-275507-SFB

Karen Johnson Davidson County
Batch# 1297858 DEEDQC
07/15/2025 11:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250715-0055756

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 093-12-0A-203-00C0

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 11 day of July, 2025 by and between **Matrix Neo LLC, a limited liability company formed and existing under the laws of the Commonwealth of Massachusetts,** located at 245 Hermitage Avenue, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **James Cunneen and Nicole Cunneen, a married couple, as tenants by the entirety,** residing at 245 Hermitage Avenue, Nashville, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

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.

Property Address: 245 Hermitage Avenue, Nashville, TN 37210

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/27/2023 under Instrument No. 20231227-0099405 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matrix Neo LLC, a limited liability company formed and existing under the laws of the Commonwealth of Massachusetts,

Name: **James Cunneen**
Title: **Sole Member**

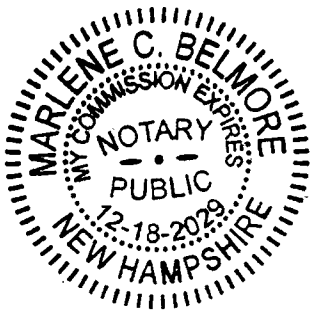
STATE OF New Hampshire
COUNTY OF Hillsborough

Before me, Marlene C Belmore, a Notary Public, of the State and County mentioned, 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 such person to be Sole Member of Matrix Neo LLC, a limited liability company formed and existing under the laws of the Commonwealth of Massachusetts, the within named Grantor and that such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in New Hampshire, this 11 day of July, 2025.

Marlene C Belmore
Notary Public Marlene C Belmore

My Commission expires: 12-18-29



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: James Cunneen

STATE OF New Hampshire
COUNTY OF Hillsborough

Subscribed and sworn to before me this 11 day of July, 2025.

Marlene C Belmore

Notary Public Marlene C Belmore
My Commission Expires: 12-18-29

MARLENE C. BELMORE NOTARY PUBLIC MY COMMISSION EXPIRES 12-18-2029 NEW HAMPSHIRE

Name and address for person(s) responsible for taxes:

James Cunneen and Nicole Cunneen
245 Hermitage Avenue
Nashville, TN 37210

Name and address of property owner:

James Cunneen and Nicole Cunneen
245 Hermitage Avenue
Nashville, TN 37210

Tennessee Certification of Electronic Document

I, James Cunneen, 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 July 11, 2025 (date of document).

Affiant Signature

7/11/25
Date

STATE OF New Hampshire
COUNTY OF Hillsborough

Subscribed and sworn to before me this 11 day of July, 2025.

Notary Public Marlene C Belmore
My Commission Expires: 12-18-29

MARLENE C. BELMORE
NOTARY PUBLIC
MY COMMISSION EXPIRES
12-18-2029
NEW HAMPSHIRE

Exhibit "A"

Legal Description

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 THE SAME PROPERTY CONVEYED TO MATRIX NEO LLC, A LIMITED LIABILITY COMPANY MATRIX NEO LLC, A LIMITED LIABILITY COMPANY FORMED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS FROM JAMES CUNNEEN AND NICOLE CUNNEEN, HUSBAND AND WIFE BY DEED DATED DECEMBER 22ND, 2023 AND RECORDED ON DECEMBER 27TH, 2023 IN INSTRUMENT NO: 20231227-0099405.

Parcel ID Number: 093-12-0A-203-00C0