Karen Johnson Davidson County
Batch# 1309023 DEEDQC
08/12/2025 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250812-0064267

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2025. Notary Public MY COMMISSION EXPIRES: 5-8-29 (AFFIX SEAL)

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

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	Same as new owner	093 12 0A 203.00 CO
(NAME) 36 Parkside Drive	(NAME)	
(ADDRESS) Pelham, NH 03076	(ADDRESS)	
(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, a married couple**, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **Matrix Neo LLC**, a Massachusetts limited liability company, (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

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.

This is improved property located at 245 Hermitage Avenue, Unit 203, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 7th day of August, 2025.

GRANTOR:

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 and 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 7th day of August, 2025.

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

Notary Public

My Commission Expires: 7/20/2029

EXHIBIT "A"

PROPERTY 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 James Cunneen and Nicole Cunneen, a married couple, as tenants by the entirety, by Quitclaim Deed from Matrix Neo LLC, a limited liability company formed and existing under the laws of the Commonwealth of Massachusetts, of record in Instrument No. 20250715-0055756, in the Register's Office of Davidson County, Tennessee, dated July 11, 2025, and recorded on July 15, 2025.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 August 7, 2025.

Signature
Date: August 12, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 12th day of August, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, 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