Johnson
Batch # 1356597
12/11/2025 08 47 20 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251211-0098419

QUITCLAIM DEED

From: **ELISABETH H. MATEAS**

To: **MIRCEA A. MATEAS**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Saylor, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	Send Tax Bills To:	Map Parcel Nos.
Mircea A. Mateas 4102 Murfreesboro Road Franklin, TN 37067	Mircea A. Mateas 4102 Murfreesboro Road Franklin, TN 37067	04208006700

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Mircea Adrian Mateas v Elisabeth Helen Mateas*, Chancery Court for Williamson County, Tennessee, Docket No. 25CV-54844, **Elisabeth H. Mateas** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Mircea A. Mateas** (the "Grantee") all of Grantor's right, title and interest in and to a certain improved lot located at 330 Nesbitt Lane, Madison, Tennessee 37115, in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3A of the Zone Lot Division of Lots 1 through 10, Lots 15 through 24, and Lots 51 through 60, Heritage Place, of record in Book 5200, Page 628 as amended in Book 6250, Page 632, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.
>
> Being the same property conveyed to Mircea A. Mateas and Elisabeth H. Mateas, Husband and Wife, by Warranty Deed from Chester Franklin Kindred, unmarried, of record as Instrument No. 20130404-0033223, Register's Office for Davidson County, Tennessee, recorded on April 4, 2013.
>
> This is improved property known as 330 Nesbitt Lane, Madison, Tennessee 37115.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS

TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 2 day of December, 2025.

Elisabeth Mateas
ELISABETH H. MATEAS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Elisabeth H. Mateas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 10.25.26

EMILY GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00.

Elisabeth Mateas
ELISABETH H. MATEAS

SWORN TO and subscribed before me on this the 2 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 10.25.26

EMILY GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY