...ison Davidson County
Batch # 1356597 DEEDQC
12/11/2025 08 47 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20251211-0098420

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	147-3-B-55.00

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 370 Wallace Road, Apt. E19, Nashville, Tennessee 37211, in Davidson County, Tennessee, to-wit:

Being a condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. E-19, together with the appurtenant common elements of Southern Hills Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq , as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502; as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentage as forth in Exhibit to said Master Deed, as amended, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Mircea A Mateas and Elisabeth H. Mateas, husband and wife, by Warranty Deed from Kimberley Anne Gregory, individually and as Executrix of the Charles R. Burton Estate, of record as Instrument No. 20210304-0028213, Register's Office for Davidson County, Tennessee, recorded on March 4, 2021.

This is improved property known as 370 Wallace Lane, Apt. E19, Nashville, Tennessee 37211.

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