QUITCLAIM DEED

Karen Johnson
Batch # 1387181
03/02/2026 03:28:07 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260302-0016300

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Mathieu Cates 828 Allen Road Nashville, TN 37214	Same	096 14 0 117.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Allison Renee Cates v. Mathieu Alan Cates, Davidson County Fourth Circuit Court No. 25D-80, and the actual consideration given for the transfer is $0.00.

A. Cates
Affiant

SUBSCRIBED AND SWORN TO before me this 15 day of December, 2025.

Notary Public

My Commission Expires: 11-25-2028

WHEREAS, Allison Renee Cates ("Grantor") and Mathieu Alan Cates ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled Allison Renee Cates v. Mathieu Alan Cates, Davidson County Fourth Circuit Court No. 25D-80; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Allison Renee Cates, the Grantor, does hereby convey, remise, release and forever quitclaim unto Mathieu Alan Cates, the Grantee, his heirs and assigns, all of her legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more

particularly as follows, and any interest Grantor may have therein is hereby divested from her and vested in the Grantee:

Land in Davidson County, Tennessee, being Lot No. 773, on the plan of CLOVER HILL, SECTION NO. IX, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Allison Cates and husband, Mathieu Cates by Warranty Deed dated August 31, 2018 from Jeffrey C. Parker and Danita A. Parker, of record in Instrument No. 20180917-0092020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat Book 2331, Page 44; Restrictive Covenants of record in Book 2145, Page 262, as amended of record in Book 2401, Page 227, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declaration and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 828 Allen Road, Nashville, TN 37214.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 15 day of December, 2025.

ALLISON RENEE CATES

STATE OF TENNESSEE)
COUNTY OF Williamson)

ALLISON RENEE CATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of December, 2025.

Notary Public

My commission expires: 11-25-2028

LAURYN BOGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028