Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

Address New Owner(s)
John and Tamara Mattos
20 Rutledge Street, Unit 707
Nashville, TN 37210

Send Tax Bills To:
John and Tamara Mattos
20 Rutledge Street, Unit 707
Nashville, TN 37210

Karen Johnson Davidson County
Batch # 1391689 DEEDQC
03/12/2026 09:30:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019648

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Tamara Marie Ward-Mattos Trustee and John V. Mattos Trustees of The Tamara M. Ward and John V. Mattos Trust dt 1/31/2020 as may be amended,** both of whom reside at 20 Rutledge Street, Number 707, Nashville, TN 37210 (hereinafter "Grantors") hereby quitclaim and convey unto **John Vincent Mattos and Tamara Marie Ward-Mattos, husband and wife,** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 20 Rutledge Street, Unit Number 707, Nashville, TN 37210

Tax Info: 093-11-0G 707.00 (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever. The Grantor's certify that the Trustees of the said Trust and their successors are authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any remainder beneficiary(s) of said Trust and without court approval.

By this conveyance the Grantors, as co-trustees of their revocable California trust, intend to transfer the said parcel to themselves as tenants by the entirety. The Grantors direct that, following the transfer, T.C.A. § 35-15-510 shall apply to the property and any proceeds therefrom, and shall have the same immunity from the claims of each Grantor's separate creditors. The Grantors certify that they are the permissible current beneficiaries of the trust while living.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 7th day of January, 2026.**

John V. Mattos,
Trustee

Tamara Marie Ward-Mattos,
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 7th day of January, 2026**, before me, the undersigned, personally appeared **John V. Mattos and Tamara Marie Ward-Mattos, as Trustees of The Tamara M. Ward and John V. Mattos Trust dt 1/31/2020, as may be amended**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: John V. Mattos

Subscribed and sworn to before me, **this 7th day of January, 2026**.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Unit No 707 as established by the Amended and Restated Master Deed or Declaration of City Lights Condominiums of record as Instrument No 20220816-0092835, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended and Restated Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 706 as shown on Garage Level 4 as set forth in Exhibit C to said Amended and Restated Master Deed, and Storage Unit 707 as shown on Condo Level 7 as set forth in Exhibit C to said Amended and Restated Master Deed.

This being the same property conveyed to Tamara Marie Ward-Mattos Trustee and John V. Mattos Trustees of The Tamara M. Ward and John V. Mattos Trust dated January 31, 2020 from Jeffrey S. Porter, unmarried and Donato J. Tramut, unmarried, via a Warranty Deed which is dated June 22, 2023 and recorded as Instrument No. 20230707-0051967 Register's Office for Davidson County, Tennessee.

Property Address: 20 Rutledge Street, Unit Number 707, Nashville, TN 37210