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
Trustees of The Mattos Family TN Rev. Liv. Trust dt 7/1/2025
20 Rutledge Street, Unit 707
Nashville, TN 37210

Send Tax Bills To:
John and Tamara Mattos
Trustees of The Mattos Family TN Rev. Liv. Trust dt 7/1/2025
20 Rutledge Street, Unit 707
Nashville, TN 37210

Karen Johnson
Batch # 1391689
03/12/2026 09:30:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260312-0019649

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John Vincent Mattos and Tamara Marie Ward-Mattos, husband and wife,** residing at 20 Rutledge Street, Number 707, Nashville, TN 37210 (hereinafter "Grantors") hereby quitclaim and convey unto **John Vincent Mattos and Tamara Marie Ward-Mattos, as Trustees of The Mattos Family Tennessee Revocable Living Trust dated July 1, 2025, and any amendments thereto,** ("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 who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantors own the said parcel as tenants by the entirety and they are hereby transferring it to themselves as co-trustees of their Tennessee revocable family trust. The Grantors direct that T.C.A. § 35-15-510 shall apply to the property and any proceeds therefrom, and they shall have the same immunity from the claims of each Grantor's separate creditors as would exist if the Grantors had continued to hold the said property or its proceeds as tenants by the entirety. 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 Vincent Mattos

Tamara Marie Ward-Mattos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 7th day of January, 2026**, before me, the undersigned, personally appeared **John Vincent Mattos and Tamara Marie Ward-Mattos**, 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: Tamara Marie Ward-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 John Vincent Mattos and Tamara Marie Ward-Mattos, husband and wife, from 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, via a Quit Claim Deed which is dated January 7, 2026 and recorded as Instrument No. 20260312-0019648 Register's Office for Davidson County, Tennessee.

Tax ID No. 093-11-0G 707.00 (Davidson County, TN)

Property Address: 20 Rutledge Street, Unit No. 707, Nashville, TN 37210