This deed has been prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(D).

Pursuant to Tenn. Code Ann. §67-4-409(a)(5) the valuation oath is intentionally omitted.

Karen Johnson Davidson County
Batch# 1400238 DEEDQC
04/01/2026 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0026014

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
The Andrew Socrates Ioannides Trust Mike J. Urquhart, Trustee 121 East Cedar Street Goodlettsville, TN 37072	Same	**Map 102-8** **Parcel 105**

EXECUTOR DEED

Peggy Duncan Mathes died August 4, 2024, leaving a will dated February 23, 2024. The will was admitted to probate August 21, 2024, in the Davidson County, Tennessee, Seventh Circuit Court, Probate Division, Estate of Peggy Duncan Mathes, Case No. 24P-1642. The will nominated A. Michelle Poss as Executor. The Executor was duly qualified and appointed. The decedent was not married. All debts of the decedent have been paid. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the will of Peggy Duncan Mathes and the laws of the State of Tennessee, A. Michelle Poss as Executor, QUITCLAIMS to the Andrew Socrates Ioannides Trust, Mike J. Urquhart, Trustee, in fee simple, all rights, title and interest held by Peggy Duncan Mathes, deceased, in the following described developed property in Nashville, Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 302 ON THE PLAN OF HORTON HEIGHTS, SECTION "H", OF RECORD IN BOOK 3600, PAGE 100 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 302 FRONTS 110.00 FEET ON THE WESTERLY MARGIN OF FLEETWOOD DRIVE AND RUNS BACK 296.3 FEET ON THE NORTHERLY LINE AND 245.5 FEET ON THE SOUTHERLY LINE TO A REAR LINE OF 205.10 FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO SOCRATES IOANNIDES, BY DEED FROM THOMAS C. SUMMERS, TRUSTEE, OF

RECORD IN BOOK 5502, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PEGGY D. MATHES, BY QUITCLAIM DEED FROM SOCRATES ANDREW IOANNIDES, OF RECORD IN INSTRUMENT NO. 20101015-0082745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 6444-6446 Fleetwood Drive, Nashville, Tennessee 37209.

This transfer is by QUITCLAIM, and no warranties are made about the title.

Witness my hand at Nashville, Tennessee this 31st day of March 2026.

A. Michelle Poss, Executor
The Estate of Peggy Duncan Mathes
by: A. Michelle Poss, Executor

State of Tennessee }
}:ss
County of Rutherford }

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named, A. Michelle Poss, Executor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who, after being duly sworn, acknowledges that he executed the within instrument for the purposes therein contained.

Jessica Jones
Notary Public
Commission Expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
exp 5-17-2028
COUNTY OF COFFEE

This instrument prepared by:
A. Michelle Poss BPR#019547
Attorney at Law
222 2nd Avenue, North, Suite 326
Nashville, TN 37219
(615)542-5339

True Copy Certification

I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/31/2026. (date of document)

Affiant Signature

Date: 03/31/2026

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Subscribed to me this 31st day of March, 2026.

Jessica Jones

Notary Public

My commission expires: 05/17/2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE