Karen Johnson Davidson County
Batch# 1402526 DEEDQC
04/07/2026 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260407-0027794

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owners:	Send tax bills to:	Map Parcel Number:
Janos Mathe and Dora Mathe, Trustees 117 38th Avenue North Nashville, TN 37209	Janos Mathe and Dora Mathe, Trustees 117 38th Avenue North Nashville, TN 37209	104-01-0-296.00

QUITCLAIM DEED

WHEREAS, Janos Mathe and Dora Mathe acquired the property more particularly described herein by Quitclaim Deed dated August 13, 2014 from William H. Smallman, recorded August 14, 2014 as Instrument Number 20140814-0073413 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Janos Mathe and Dora Mathe desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, JANOS MATHE and DORA MATHE ("Grantors") quitclaim to JANOS MATHE and DORA MATHE, TRUSTEES OF THE JANOS AND DORA MATHE COMMUNITY PROPERTY TRUST DATED April 3, 2026 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

> Located in Davidson County, Tennessee, being Lot 108, Plan of Part of West Grove Subdivision, as shown on plat of record in Plat Book 421, page 109, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.
>
> BEING THE SAME property conveyed by Warranty Deed dated August 13, 2014 from William H. Smallman to Janos Mathe and Dora Mathe, recorded August 14, 2014 as Instrument Number 20140814-0073413 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 117 38th Avenue North, Nashville, TN 37209.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this deed as of the 3 day of April, 2026.

GRANTORS:

Janos Mathe

Dora Mathe

STATE OF TENNESSEE
COUNTY OF Davidson

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Janos Mathe, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of April, 2026.

Notary Public

Commission Expires: 9/3/29

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

. Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Dora Mathe, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of April, 2026.

Notary Public

Commission Expires: 9/3/29

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: Dora Mathe
Trustee / Grantee

Sworn to and subscribed before me this
3 day of APRIL, 2026.

Notary Public

Commission Expires: 9/3/29

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 4/3/26 (date of document).

Affiant Signature

4/3/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL

