AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 349078

Karen Johnson Davidson County
Batch# 1409894 DEEDQC
04/22/2026 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033398

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 149 07 0A 106.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 16 day of April, 2026, by and between **Rosevelt Matt who erroneously acquired title as Roosevelt Matt, a married man, joined by spouse, Elmeta Matt,** residing at 732 Dover Glen Drive, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Rosevelt Matt and Elmeta Matt, husband and wife, as tenants by the entirety,** residing at 732 Dover Glen Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Chelsea Village, Section 1, as of record in Plan Book 7900, pages 119- 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Property Address: 732 Dover Glen Drive, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/22/1994 under BOOK 9526 PAGE 282 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ROSEVELT MATT WHO ERRONEOUSLY ACQUIRED TITLE AS
Rosevelt Matt who erroneously acquired title as Roosevelt Matt Rosevelt Matt

Elmeta Matt
Elmeta Matt

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Rosevelt Matt who erroneously acquired title as Roosevelt Matt and Elmeta Matt, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch TN, this 16 day of April, 2026.

Tonya Greer
Notary Public

My Commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Elmeta Matt Rosevelt Matt who erroneously acquired title as Rosevelt Matt
Affiant

Print Name: Elmeta Matt Rosevelt Matt Erroneously title as Roosevelt Matt

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 16 day of April, 2026

Tonya Greer
Notary Public
My Commission Expires: 4/21/29

Name and address for person(s) responsible for taxes:

Rosevelt Matt and Elmeta Matt
732 Dover Glen Drive
Nashville, TN 37013

Name and address of property owner:

Rosevelt Matt and Elmeta Matt
732 Dover Glen Drive
Nashville, TN 37013

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 4/16/2026 (date of document).

Affiant Signature

4/22/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries