This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1169344 DEEDQC
08/14/2024 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062311

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of August, 2024

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Marino Emilio Perez Valente & Bradley Steven Fields
3224 Country Meadow Road,
Antioch, TN 37013

SEND TAX BILLS TO:
Marino Emilio Perez Valente & Bradley Steven Fields
3224 Country Meadow Road,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 13401003800 & 13401003700

QUITCLAIM DEED
24NT00919

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Bradley S. Fields (Tract I); and Bradley S. Fields, an unmarried person (Tract II)

By these presents do remise, release and **QUITCLAIM** unto

Bradley Steven Fields & Marino Emilio Perez Valente

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Tract I:

Land in the Second Civil District, Davidson County, Tennessee, being Lot No. 46 on the Plan of Curreywood Acres, Section 1, of record in Book 2133, page 109 and 110, Register's Office for said County.

Said Lot No. 46 fronts 116 feet on the easterly margin of Catalina Drive and extends back eastwardly 308.5 feet on the southerly side and 417.7 feet on the northerly side to a dead line in the rear measuring 171.1 feet.

Being the same property conveyed to Bradley S. Fields from Jeffrey J. Fields and Gene J. Fields, Jr., Co-Personal Representatives of the Estate of Gene Jay Fields, Deceased, by Executor's Quitclaim Deed dated 06/14/2004 and recorded 07/21/2005 in Instrument No. 20050721-0085000, Register's Office of said County.

BEING the same property conveyed to Gene J. Fields and wife, Joan M. Fields by Warranty Deed from Peggy Moore Rich, Executrix under the Will of Fuller D. Moore, Jr., deceased, said Warranty Deed dated June 15, 1978, and recorded on July 19, 1978 of

record in Deed Book 5313, Pages 140 through 141, in the Davidson County Register's Office.

Tract II:

LAND in Davidson County, Tennessee, being part of "G" on the unrecorded Plan of Curreywood Acres, Section II, and described as follows:

BEGINNING at a point, said point being the southeast corner of the Wallace R. Barnhill property, of record in Book 5384, page 409, said Register's Office, said point being S 87 degrees 30' E 215 feet from the easterly margin of Catalina Drive; thence with said Barnhills easterly line, northerly 100.6 feet; thence easterly 290 feet; thence S 3 degrees 41' W 101.5 feet; thence N 87 degrees 30' W 288.2 feet to the beginning.

Being the same property conveyed to Bradley S. Fields, an unmarried person from Jerry Parker and wife, Linda Parker, by Warranty Deed 04/01/2008 and recorded 04/07/2008 in Instrument No. 20080407-0035212, Register's Office of said County.

Being the same property as conveyed to by from dated recorded in Book , Page , as Document Number , Register's Office for County, .

This is an improved property commonly known as: 515 Catalina Dr & Vacant Lot 134-01-0-037.00, Nashville, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of Aug. 2024

Bradley S. Fields

Bradley S. Fields AKA Bradley Steven Fields

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **George Makar,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of Aug, 2024.

Notary Public

My Commission expires: 3/3/2025.

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Marino Emilio Perez Valente

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marino Emilio Perez Valente,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of August, 2024.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Summer Barton 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 8/12/2024 (date of document).

Summer Barton
Affiant Signature

8/14/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of August, 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24