BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Valerie Biles Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2024. Kimberly B Scott Notary Public MY COMMISSION EXPIRES: 12.19.2026 (AFFIX SEAL)

Karen Johnson
Batch # 1190865
10/07/2024 02:25:33 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241007-0077854

KIMBERLY B SCOTT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Exp. 12/19/2026

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED FOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALERIE BILES	**SAME**	**134-01-0-030.00**
(NAME) **514 CATALINA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, VICTORIA L. BILES, IN ORDER TO CREATE A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **VALERIE BILES,** HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44, as shown on the map entitled Curreywood Acres Section I, of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Valerie Biles, unmarried, and Victoria L. Biles, as tenants in common with right of survivorship, from Brad H. Newbigging, unmarried, by warranty deed dated January 30, 2024 of record in Instrument No. 20240131-0006959, said Register's Office.

This is the same description as the prior deed.

Unimproved ( )
This is improved(X) property known as **514 CATALINA DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 7th day of October, 2024.

Victoria L. Biles

VICTORIA L. BILES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **VICTORIA L. BILES**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of October, 2024.

My Commission Expires: 12.19.2026.

Kimberly B. Scott

Notary Public

KIMBERLY B. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 12/19/2026