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

Karen Johnson Davidson County
Batch# 1190879 DEEDWARR
10/07/2024 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20241007-0077870

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $285,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19 Day of SEPT, 2024

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Vurbest Corp
3224 Country Meadow Rd
Antioch, TN 37013
SEND TAX BILLS TO:
Vurbest Corp
3224 Country Meadow Rd
Antioch, TN 37013

MAP AND PARCEL NUMBER: 13401003800 & 13401003700

WARRANTY DEED
24NT00919

Effective the 19 Day of SEPT, 2024 and 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,

Bradley Steven Fields & Marino Emilio Perez Valente

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Vurbest Corp.

Hereinafter called the GRANTEES, their heirs and assigns, 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 Bradley Steven Feilds & Marino Emilio Perez Valente by Quit Claim Deed from Bradley S. Fields (Tract I); and Bradley S. Fields, an unmarried person (Tract II) dated 08/12/2024 recorded 08/14/2024 , as Document Number 20240814-0062311, Register's Office for Davidson County,

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. 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 the 19 day of September 2024

Bradley Steven Fields

State of TN)
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bradley Steven Fields,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: ~~7 / 25 / 26~~ 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 9/19/24 (date of document).

Summer Barton
Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this ____ of _____, _____.

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON