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# 1310989 DEEDQC
08/15/2025 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250815-0065212

State of TN }
County of DAVIDSON

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

Kim Burkley Bead
Affiant Signature

Subscribed and sworn to before me on this the 13TH day of AUG, 2025

Notary Public

My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Marino E Perez Valente
3324 Country Meadow Road
Antioch, TN 37013

SEND TAX BILLS TO:
Marino E Perez Valente
3324 Country Meadow Road
Antioch, TN 37013

MAP AND PARCEL NUMBER: 091040H00100CO

QUITCLAIM DEED
25NT00825

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,

Vurbest Corp, a Tennessee Limited Liability Company

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

Marino E 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 conveyed to Bradley Steven Fields & Marino Emilio Perez Valente from Bradley S. Fields (Tract I); and Bradley S. Fields, an unmarried person (Tract II), by Quitclaim Deed dated 08/12/2024 and recorded 08/14/2024 in Instrument No. 20240814-0062311, Register's Office of said County. (Both Tracts)

Being the same property conveyed to Vurbest Corp. from Bradley Steven Fields & Marino Emilio Perez Valente, by Warranty Deed dated 09/19/2024 and recorded 10/07/2024 in Instrument No. 20241007-0077870, Register's Office of said County. (Both Tracts)

This is an improved property commonly known as: 515 Catalina Dr & 0 Catalina Dr, Nashville, TN 37217-2712

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 13 day of August 2025

CEO

Marino E Perez Valente, CEO, Vurbest Corp, a Tennessee Limited Liability Company

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marino E Perez Valente, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO of Vurbest Corp, a Tennessee Limited Liability Company and that as such officer executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 13th day of August, 2025.

Russell Norment
Notary Public

My Commission Expires: 10/04/2027

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

Marino E Perez Valente

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Marino E 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th, **day of** August, 2025.

NOTARY PUBLIC SIGNATURE

My Commission Expires: 10/04/2027

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/13/25 (date of document).

Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of AUG, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26