Karen Johnson Davidson County
Batch # 1395493 DEEDQC
03/20/2026 01:39:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260320-0022443

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 20th DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ROSE GOLD LIVING TRUST	**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, I, **Valerie Biles, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Valerie Biles, Trustee of THE ROSE GOLD LIVING TRUST, dtd 03/18/2026,** established by **The Trust Agreement of THE ROSE GOLD LIVING TRUST, dtd 03/18/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, 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.

Further being the same property conveyed to Valerie Biles, unmarried, from Victoria L. Biles, by Quitclaim Deed dated October 7, 2024, of record in Instrument No. 20241007-0077854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **514 Catalina Drive, Nashville, TN 37217.**

Witness our hands, this the 18th day of March, 2026.

Valerie Biles

Valerie Biles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valerie Biles,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 18th day of March, ~~2026.~~

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public