Karen Johnson Davidson County
Batch # 1438189 DEEDQC
06/25/2026 12:16:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057490

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
342 Cool Springs Blvd., #200
Franklin, TN 37067
BW26094

Information in this document furnished by the parties and relied upon by the preparer of this document.

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Maureen F. Catalina,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Maureen F. Catalina, an unmarried woman, and Rose Pelosi, an unmarried woman,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 5001 Wyoming Ave., Nashville, TN 37209

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING on the southerly margin of Wyoming Avenue, formerly Sixth Avenue, at a point 120 feet east of the northeast corner of the property conveyed to J.G. Edwards and wife, by deed from Elizabeth Thompson of record in Book 1345, page 521, Register's Office for said County; thence with the southerly margin of said Avenue, eastwardly 100 feet to the northwest corner of the property conveyed to Homer Knox Smithson, Jr. and wife, by deed from Sue Ella Smithson and husband, of record in Book 1907, page 99, Register's Office; thence with the westerly line of said Smithson property; southwardly 252.4 feet; thence westwardly 100 feet to a point 220 feet east of the easterly margin of 51st Avenue North; thence northwardly and parallel with said Avenue 252.4 feet to the beginning.

Being the same property conveyed to Maureen F. Catalina from Thomas A. Pelosi by Quitclaim Deed dated October 30, 1995 and recorded November 13, 1995 in Book 9858, page 703, Register's Office for Davidson County. Property previously conveyed to Thomas A. Pelosi and wife, Maureen F. Catalina by deed from Mary D. Hale, a/k/a Mary D. Hutcherson, of record in Book 7580, page 953, said Register's Office.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 18th day of June, 2026.

**Maureen F. Catalina**

STATE OF
COUNTY OF see attached Jurat

On this _____ day of _____, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, **Maureen F. Catalina**

**CALIFORNIA JURAT** GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt

Subscribed and sworn to (or affirmed) before me on this 18th (Date) day of June (Month), 20 26 (Year), by

(1) Maureen F. Catalina

(and (2) _____ (Name(s) of Signer(s)),

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KEVIN HECKMAN
COMM. #2514785
NOTARY PUBLIC • CALIFORNIA
HUMBOLDT COUNTY
My Comm. Expires March 21, 2029

Signature _____ (Signature of Notary Public)

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed

Document Date: 6/18/2026 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

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personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me this 23rd day of June, 2026.

Notary Public

My Commission Expires: 8-28-2029

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

Tax/Map ID & Parcel
103-03-0-195.00

New Owners:
Maureen F. Catalina & Rose Pelosi
5001 Wyoming Ave.
Nashville, TN 37209

Send Tax Bills to :

Same as new owner