Karen Johnson Davidson County
Batch# 1448853 DEEDQC
07/17/2026 12:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260717-0064937

Quitclaim Deed

2026-35

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the ~~10th~~ 13th day of July, 2026.

Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Havengate Capital, LLC 70 Cormorant Circle Newport Beach, CA 92660	NEW OWNER	090.12-0L-002.00

KNOW ALL MEN BY THESE PRESENTS that **Kevin Cataldi**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Havengate Capital, LLC, a Wyoming limited liability company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Fivehundredfiftyseven Croley Drive, A Horizontal Property Regime with Private Elements of record at Instrument No. 20250408-0026517, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference Is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kevin Cataldi, a single man from SS & LR Group, LLC, a Tennessee limited liability company by Warranty Deed April 24, 2026 and recorded May 15, 2026 in Instrument #20260515-0043735, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 559 Croley Drive, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the ~~10th~~ 13th day of July, 2026.

Kevin Cataldi

State of California
County of Orange

Personally appeared before me, Philip Andrew Horn a Notary Public in and for said county and state, the within named Kevin Cataldi, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the ~~10th~~ 13th day of July, 2026.

Notary Public
My Commission Expires: Nov 21, 2026

SEE CALIFORNIA
ACKNOWLEDGMENT
DATE 7/13/26 INTL PH

ACKNOWLEDGMENT

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 Orange)

On July 13, 2026 before me, Philip Andrew Horn, Notary Public
(insert name and title of the officer)

personally appeared Kevin Cataldi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PHILIP ANDREW HORN
COMM. # 2423880
NOTARY PUBLIC - CALIFORNIA
COUNTY OF ORANGE
MY COMM. EXP. NOV. 21, 2026

Signature Phil Horn (Seal)

Tennessee Certification of Electronic Document

I, April G Nichols 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 July 13, 2026 (date of document).

Affiant Signature

July 13, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029