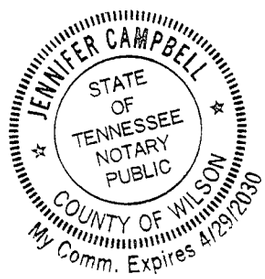
Karen Johnson Davidson County
Batch# 1479080 DEEDQC
10/01/2026 10:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261001-0090513

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



State of TN
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 30 day of Sept, 26.

Notary Public

My Commission expires 4 / 29 / 30

NAME AND ADDRESS OF PROPERTY OWNER:
Abdias A. Catalan Estrada, Maria Ulloa Fernandez and Aylin Alexandra Catalan
516 Kathy Ave,
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Abdias A. Catalan Estrada, Maria Ulloa Fernandez and Aylin Alexandra Catalan
516 Kathy Ave,
Goodlettsville, TN 37072

MAP AND PARCEL NUMBER: 033 12 0 042.00

QUITCLAIM DEED

26NT01013

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,

Abdias A. Catalan Estrada and Maria Ulloa Fernandez, husband and wife

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

Abdias A. Catalan Estrada, Maria Ulloa Fernandez and Aylin Alexandra Catalan, tenants in common with rights of survivorship.

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:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the plan of Gatewood Subdivision, Section 1, as of record in plat book 3300, pages 47 through 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made and the same Incorporated herein for a complete description of said lot.

Being the same property conveyed to Abdias A. Catalan Estrada and Maria Ulloa Fernandez, husband and wife by Warranty Deed from Clifton J. Dukes and wife, Sallie A. Dukes as recorded 11/28/2016 in Book N/A at Page N/A as Document 20161128-0124650.

Commonly Known As: 516 Kathy Ave, Goodlettsville, TN 37072-2745

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 29 day of September, 2026

Abdias A. Catalan Estrada

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 29 day of September 2026.

Notary Public

My Commission expires: 3/6/2029.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Abdias A. Catalan Estrada** , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2026.

Notary Public

My Commission expires: 3/6/2029.

Maria Ulloa Fernandez

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 30 day of September 2026

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Ulloa Fernandez**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September 2026

Notary Public

My Commission expires: 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Aylin Catalan

Aylin Alexandra Catalan

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 29 day of September, 2026

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aylin Alexandra Catalan**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2026

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029.

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-30-26 (date of document).

Affiant Signature

9-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of Sept, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027