This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14749-LV

Karen Johnson Davidson County
Batch# 784411 DEEDWARR
01/04/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,149.70
20220104-0001325

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $581,000.00.

Affiant

Subscribed and sworn to before me, this the 29th 23rd day of December, 2021.

Notary Public
My Commission Expires: 1-30-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David White and Cheryl White 2285 Stewarts Ferry Pike Hermitage, TN 37076	Bank of America 4500 Amon Carter Blvd. ft. Worth, TX 76155	111-00-0-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Maria Small, Executrix of Estate of Christine McRae Urrutia**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David White and Cheryl White, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Located in the 2nd. Civil District of Davidson County, Tennessee. Bounded on the South by Stewarts Ferry Pike; on the West by tract #2 of this survey; on the North by U.S. Government Property, J. Percy Priest Lake Tract #517; and on the East by tract #4 of this survey:

Beginning on a nail in the centerline of Stewarts Ferry Pike, the SW corner of this tract and the SE corner of tract #2; thence leaving the road N10°10'21"E 1120.40' with the East line of tract #2 to an iron pin in the U.S. Government property line, the NE corner of tract #2 and the NW corner of this tract; thence S76°45'20"E 204.89' with the U.S. Government line to an iron pin, the NE corner of this tract and the NW corner of tract #4; thence S10°12'36"W 1093.32' to a nail in the centerline of Stewarts Ferry Pike, the SE corner of this tract and the SW corner of Tract #4, thence with the centerline of said road N88°27'55"W 38.72' to a nail, thence continuing with the centerline of the road N83°22'50"W 165.92' to nail, the point of beginning and containing 5.19 acres, more or less. This tract is subject to a 16.5' road R.O.W. easement adjacent to and parallel with the centerline of Stewarts Ferry Pike.

Being part of the same property conveyed to Christine M. Urrutia, by Warranty Deed from Lavenia Henry, a single person, of record in Book 6929, Page 443, in the Register's Office of Davidson County, Tennessee, dated July 25, 1986 and recorded on July 25, 1986.

Being part of the same property conveyed to Jack J. Green, Trustee, and further conveyed to Christine M. Urrutia and husband, Caesar E. Urrutia, by Quit Claim Deed from Christine M. Urrutia and husband, Caesar E. Urrutia, of record in Book 7067, Page 671, in the Register's Office of Davidson County, Tennessee, dated July 25, 1986 and recorded on December 12, 1986.

Being the same property conveyed to Jack Green, Trustee, and further conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia, by Quit Claim Deed from Caesar E. Urrutia and wife, Christine M. Urrutia, of record in Book 7387, Page 575, in the Register's Office of Davidson County, Tennessee, dated October 24, 1987 and recorded on October 27, 1987. The said Caesar E. Urrutia died on August 24, 1989 leaving Christine M. Urrutia as the surviving tenant by the entirety. The said Christine M. Urrutia died on March 16, 2021 (also see Probate Case No. 21P-839).

This is improved property located at: **2285 Stewarts Ferry Pike, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2021.

GRANTOR:

Estate of Christine McRae Urrutia

By: Maria Small, Executrix

Maria Small, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria Small, Executrix of Estate of Christine McRae Urrutia, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes and in the capacity therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2021.

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Notary Public
My Commission expires: _____

Certificate of Authenticity

I, **Loren Manderson**, do hereby make oath that I am 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 12-23-21

Affiant Signature

12-23-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 **day of** Dec., 2021.

Notary's Signature

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-6-24

Notary's Seal