Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Monica Pruitt
Affiant

Subscribed and sworn to before me, this 11 day of October 2022.

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Dr Smyrna, TN 37167	Same	072-12-0-058.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, a married woman**, hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Monica Pruitt, a married woman, and Jose Hurtado, a married man,** hereinafter called the Grantee, Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 117, Waters Place Subdivision, of record in Plat Book 332, page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monica Pruitt by Warranty Deed from Brandon Adams, Trustee of The 144 Piedmont Ave Trust, dated August 2, 2022 of record as Instrument No. 20220805-0089374, Register's Office for Davidson County, Tennessee.

This property is improved property known as **144 Piedmont Avenue, Nashville, TN 37216.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

Karen Johnson Davidson County
Batch# 930747 DEEDQC
10/18/2022 09:27:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20221018-0113569

WITNESS my hand this the 11 day of October, 2022.

Monica Pruitt

Monica Pruitt

STATE OF TENNESSEE
COUNTY OF ~~David~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Pruitt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this the 11 day of October, 2022.

Frank Wilson

Notary Public

My Commission expires: 08/19/2024

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY