Karen Johnson Davidson County
Batch# 976569 DEEDQC
03/03/2023 09:46:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230303-0015259

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Maria Small, et al
c/o Maria Small
2321 Stewarts Ferry Pike
Hermitage, Tennessee 37076

MORTGAGEE:
N/A

SEND TAX BILLS:
Maria Small
2321 Stewarts Ferry Pike
Hermitage, Tennessee 37076

MAP-PARCEL:
175-00-0-055.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I , **Maria Small, Personal Representative of the Estate of Christine McRae Urrutia,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Edward R. Urrutia, Philip B. Urrutia and Maria Small,** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a small triangular tract bearing Tax Map and Parcel No. 175-00-0-055.00 on the Tax Assessor's records for Davidson County, Tennessee, and described generally as follows:

Beginning at a point on the easterly margin of Murfreesboro Pike, said point also being in the westerly boundary of the Shams Properties, LLC, property; thence running with the easterly margin of Murfreesboro Pike a distance of approximately130 feet to a point, said point also being the southwest corner of the Louise Cooper TN Real Estate Trust property; thence leaving the easterly margin of Murfreesboro Pike and running with the southerly boundary of the Louise Cooper TN Real Estate Trust property a distance of approximately 100 feet to a point in the westerly boundary of the Shams Properties, LLC, property; thence with the westerly boundary of the Shams Properties, LLC, property a distance of approximately 85 feet to the point of beginning and containing 0.09 acres, more or less.

Being a part of the same property conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia, by Strawman deed from Jno. B. Cobb, Jr.,Trustee, as of record in Book 4743, page 653, Register's Office for Davidson County, Tennessee. The said Caesar E. Urrutia died on August 24, 1989, leaving Christine M. Urrutia as the surviving tenant by the entireties. The said Christine M. Urrutia died on March 16, 2021, and the Last Will and Testament of Christine Martha Urrutia, of record in the Probate Clerk's Office for Davidson County, Tennessee, under the name of Christine McRae Urrutia, Docket No.

21P839, empowers her Personal Representative, Maria Small, to execute this Quitclaim Deed. Christine McRae Urrutia, Christine M. Urrutia, and Christine Martha Urrutia are one and the same.

This is unimproved property known as 0 Murfreesboro Pike, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Said property is also being conveyed without the benefit of a title search or examination by the preparer, none being requested. Consequently, this conveyance does not affect the rights of third parties whose interests may be in effect prior to the date recited herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of March, 2023.

Maria Small, Personal Representative

MARIA SMALL, Personal Representatve of the
Estate of Christine McRae Urrutia

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Christine McRae Urrutia, and that she as such Personal Representative executed the foregoing Quitclaim Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of March, 2023.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/12/2024

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

Tina Brown

AFFIANT

Subscribed and sworn before me
this 2nd day of March, 2023.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/12/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY