Karen Johnson Davidson County
Batch# 995812 DEEDQC
04/25/2023 09 28 40 AM 2 pgs
Fees $12 00 Taxes $0 00
20230425-0030243

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 00

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 31 day of March 2023

Notary Public
My commission expires 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Drive Smyrna, TN 37167	Same	092-07-0-206 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 Thompson, an unmarried woman (formerly known as Monica Pruitt),** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Monica Thompson, an unmarried 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 21, of G W Ashcraft's Subdivision of Lot 11, of McNairy Tract of record in Book 75, page 59, Register's Office for Davidson County, Tennessee Said Lot No 21 fronts 35 feet on the south side of Batavia Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Monica Pruitt by Warranty Deed from Karen Stewart, being the heir-at-law of Gwendolyn Louise Davis, Antoinette Davis and Sheketha Davis, a/ka/ Sheketha Davis-Trice, being the heirs-at-law of James Ellis Davis, dated July 18, 2022 of record as Instrument No 20220728-0086325, Register's Office for Davidson County, Tennessee

This property is improved property known as **2411 Batavia Street, Nashville, TN 37208.**

Ora Anong Strawbridge attests that she has not resided in the property as her personal residence Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statue therein

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.**

WITNESS my hand this the 31 day of March, 2023

Monica Thompson

Monica Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Thompson,** 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 Franklin, Tennessee this the 31 day of March, 2023.

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY