Karen Johnson Davidson County
Batch# 1156240 DEEDQC
07/10/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240710-0051538

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Affiant

Sworn to and subscribed before me this 27th day of June, 2024.

Notary Public
My Commission Expires: 10/26/27

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of June, 2024, among:

MARIA ELENA ORBEA, A SINGLE WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARIA-ELENA ORBEA, TRUSTEE OF THE ORBEA ECHANIZ LIVING TRUST DATED JUNE 27, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot 76B on the Plan of Zone Lot Division Lots 49 thru 79, Rachel's Square, Section 2, of record in Book 5200, Page 623 thru 625 as amended in Book 6250, Pages 538 thru 543, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maria Elena Orbea, a single woman, by Warranty Deed from Cola W. Owen K/N/A Cola W. Howell, joined by husband, Keith Howell and Kristi L. Owen K/N/A Kristi L. Owen Pearce, joined by husband, Chris Pearce, dated March 13, 2000, and recorded Mar 15, 2000, in Reference No. 20000315-0026693, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 908 Rachels Place, Hermitage, TN 37076.

THIS DEED has been prepared solely upon information furnished by **Maria Elena Orbea.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MARIA ELENA ORBEA

State of Tennessee
County of Marshall

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

Witness my hand and official seal this 27th day of June, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

Maria-Elena Orbea, Trustee
Orbea Echaniz Living Trust dated June 27, 2024
908 Rachels Place
Hermitage, TN 37076

Responsible Party For Taxes:

Maria-Elena Orbea, Trustee
Orbea Echaniz Living Trust dated June 27, 2024
908 Rachels Place
Hermitage, TN 37076

Tax Map and Parcel: 075 11 0 251.00

Certificate of Authenticity

I, Trent Linville, 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 6-27-24.

Date

Affiant Signature

6-27-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

