QUITCLAIM DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTB-32051-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025.

NOTARY PUBLIC

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1311081 DEEDQC
08/15/2025 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065334

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Ortuno-Medina and Perla Yesenia Santamaria Bahena 3748 Turley Drive Nashville, TN 37211	Same as Address of New Owner	148-05-0-107.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **RAFAEL ORTUNO-MEDINA, A MARRIED MAN,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **RAFAEL ORTUNO-MEDINA AND PERLA YESENIA SANTAMARIA BAHENA, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 3748 of the Cottages at 3748 and 3750 Turley Drive, a Horizontal Property Regime with Private Elements, a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b), as described in a Declaration of Covenants, Conditions and Restrictions for the Cottages at 3748 and 3750 Turley Drive, of record in instrument Number 20240722-0054522, a resubdivision of Lot 59 on the Plan of Hillbrook Section II of record in Plat Book 3300, Page 12, in the Register's Office for Davidson County, to which references are hereby made for a more complete and accurate description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at 3748 and 3750 Turley Drive, a Private Element Horizontal Property Regime, contained in the said Declaration, (including By-Laws in the Exhibit "C" of the Declarations appearing in Instrument Number 20240722-0054522, said Register's Office), are incorporated in this Deed by reference and made a part hereof the same as though copied herein verbatim.

Being part of the same property conveyed to Rafael Ortuno-Medina, a married man from HOK Remodeling Group, Inc., by Warranty Deed dated _____, and recorded _____, in Instrument Number 202508150065332, said Register's Office.

This is improved property known as 3748 Turley Drive, Nashville, TN 37211.

WITNESS MY HAND, this 15th day of August, 2025.

Grantor

RAFAEL ORTUNO-MEDINA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, the undersigned, **RAFAEL ORTUNO-MEDINA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of August, 2025.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/15/25 (date of document).

Jennifer L. Pennell

8/15/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8/15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal