This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON, PLLC
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Rosa Elena Carachure
3736 Turley Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
148 05 0 110.00

Karen Johnson
Batch # 1332043
10/08/2025 02 09.01 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251008-0080429

QUITCLAIM DEED
Trust by the Entirety

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt of which is hereby acknowledged, I, **CARLOS CARACHURE,** and wife **IMELDA CARACHURE**(Grantors), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Juan Carlos Carachure, Rosa Elena Carachure and Karla Carachure** (Grantees) herein) herein, in equal shares, their successors and assigns, all of my interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Being Lot No. 56, on the Plan of Hillbrook, Section 2, of record in Book 3300, Page 12, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot no. 56 fronts 109.1 feet on the east side of Turley Drive and extends back 236.3 feet on the northerly line and 237.3 feet on the southerly line to a dead line in the rear on which it measures 23.9 feet.

BEING the same property conveyed to John Dorwin Whitley and Rebecca Keith Whitley by deed from John Harrison Whitley and wife, Carolyn Y. Whitley, of record in Book 11107, page 70, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 3277, Page 482 and amended in Book 3286, Page 375, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 3300, Page 12, said Register's Office.

Being the same property conveyed to Carlos Carachure and wife, Imelda Carachure, by Warranty Deed of record June 30, 2000, instrument number 20000713-0069603, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is property known as 3736 Turley Drive, Nashville, Tennessee, Davidson County, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 22nd day of August 2025.

CARLOS CARACHURE, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 22nd day of August 2025, before me personally appeared **CARLOS CARACHURE** Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

NOTARY PUBLIC

My Commission Expires: 1-4-2027

IMELDA CARACHURE, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 22nd day of August 2025, before me personally appeared **IMELDA CARACHURE** Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires 1-24-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

JUAN CARLOS CARACHURE, Grantee

Sworn to and subscribed before me this
22nd day of August 2025.

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($1 00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

ROSA ELENA CARACHURE, Grantee

Sworn to and subscribed before me this
22nd day of August 2025.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

NOTARY PUBLIC 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($1 00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

KARLA CARACHURE, Grantee

Sworn to and subscribed before me this
22nd day of August 2025.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

NOTARY PUBLIC 1-4-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.