Karen Johnson Davidson County
Batch# 1367846 DEEDQC
01/09/2026 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002105

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified In Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-26-908

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose Merchan, Trustee of Pucara Trust	**Same as new owner**	
(NAME)	(NAME)	**083-03-3G-002.00-CO**
3917 Gallatin Pike,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PUCARA TRUST,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSE MERCHAN, TRUSTEE OF PUCARA TRUST U/A/D OCTOBER 4, 2024** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

> Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 201 Rosebank Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180518-0047724 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pucara Trust from Jose Merchan, Unmarried by Quitclaim Deed of record in Instrument Number 20241004-0077334 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **908 McCarn Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 8th day of January, 2025.

Pucara Trust

BY: _____
Jose Merchan
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSE MERCHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of PUCARA TRUST, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my/our hand(s) this the 8th day of January, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **1/8/2026** (date of document).

Affiant Signature

Date **1/8/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **8** day of **January**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027