Karen Johnson Davidson County
Batch# 954896 DEEDQC
12/27/2022 09:15:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221227-0132469

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDEATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

AFFIANT

Subscribed and sworn to before me this the 1st day of December, 2022

ROBIN PLOG
NOTARY PUBLIC

09.02.2024
MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBIN PLOG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Sep. 2. 2024

THIS INSTRUMENT WAS PREPARED BY:
LACKEY McDONALD, PLLC
1608 17th Ave. S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Helen Julianne Lackey and Petar Angelov Angelov 1120A 38th Ave. N. Nashville, TN 37209	Same	091-04-0F-001-00-CO

For and in consideration of the sum of $1.00, the receipt and sufficiency whereof is hereby acknowledged, and other good and valuable considerations, we, Helen Julianne Lackey Angelova (formerly Helen Julianne Lackey) and Joseph Lee Lackey, Jr., (hereinafter called "Grantors"), and by these presents do transfer and convey all our right, title, and interest unto Petar Angelov Angelov and Helen Julianne Lackey Angelova, husband and wife, as tenants by the entirety (hereinafter called "Grantees"), their heirs, successors, and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 1120 38th Ave. N. Commons, as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of 1120 38th Ave. N. Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200318-0029985, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Helen Julianne Lackey, unmarried and Joseph Lee Lackey, Jr., unmarried, of record in Instrument No. 20201223-0152861, dated December 23, 2020 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-04-0F-001.00-CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200318-0029985, said Register's Office.

This being improved property, known as **1120 38th Avenue North, Unit A, Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns, forever.

Witnessed my hand this the 1st day of December, 2022.

Helen Julianne Lackey Angelova, formerly Helen Julianne Lackey

Joseph Lee Lackey, Jr.

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Julianne Lackey Angelova, formerly Helen Julianne Lackey, and Joseph Lee Lackey, Jr., the within named Bargainors, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand on official seal, this the 1st day of December, 2022.

ROBIN PIGG
Notary Public

(SEAL)

ROBIN PIGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Sep. 2. 2024

My Commission Expires: 09.02.2024