Karen Johnson
Batch # 1186996
09/26/2024 02:25:09 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240926-0074781

Subject Property: Map & Parcel: 16106018500

Property Address: 605 Tobylynn Drive, Nashville, TN 37211

New Owner:	**Angela Krasteva**	**Send Tax Bill to:**
Address:	**605 Tobylynn Drive**	**Same address**
	Nashville, TN 37211	

This instrument was prepared by: **Marissa L. Walters**, Attorney at Law
329 S. Royal Oaks Blvd., Suite 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on July 9, 2024, Davidson County Circuit Court Docket No. 24D198, and for good and valuable consideration, and no monetary consideration, I, **Nikola Krastev**, hereby quitclaim and convey to **Angela Krasteva,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 195 fronts 92.93 feet on the Southerly side of Tobylynn Drive, and runs back between lines, measuring 166.25 feet on its Westerly line, and 128.10 feet on its Easterly line, to a line in its rear measuring 84.82 feet.

Being the same property conveyed to Harold H. Lyle and wife, Linda R. Lyle by Warranty Deed from Claude T. Byrd and wife, Ruth Bird, dated 03/19/1974 and recorded on 03/21/1974 in Book 4798, page 246, Register's Office for Davidson County, Tennessee. The said Harold H. Lyle having died on September 11, 2016, and the entire interest in the subject property vested in the said Linda R. Lyle by operation of law.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 108, said Register's Office, which Plan shows a 30 foot minimum building setback line from Tobylynn Drive, and a 10 foot easement for public utility purposes along the rear and Easterly side lines of said lot. And a 2.5 x 2.5 foot utility

anchor easement located on the Northwesterly front corner of said lot.

Being the same property conveyed to Nicola Krastev and wife, Angela Krasteva by Warranty Deed from Linda R. Lyle, dated July 31, 2018 and recorded on August 6, 2018 in Instrument Number 20180806-0076917, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 31 day of July, 2024.

NIKOLA KRASTEV

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nikola Krastev,** within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of JULY, 2024.

NOTARY PUBLIC

7/21/26
My Commission Expires

GRACE TOTA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

NIKOLA KRASTEV
NIKOLA KRASTEV

Sworn to and subscribed before me this 31 day of JULY, 2024.

NOTARY PUBLIC

7/21/26
My commission expires

GRACE TOTA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $0.