Karen Johnson Davidson County
Batch # 1218520 DEEDQC
12/20/2024 08 39.46 AM 3 pgs
Fees $17 00 Taxes $0 00
20241220-0098925

Document Prepared By:

Kristiyan Hristov, Trustee
Tsvetelina N Bakalova Hristov, Trustee
7601 Kreth Road
Fair Oaks, Ca 95628

When Recorded Mail Document and Tax Statements to:

Kristiyan Hristov, Trustee and
Tsvetelina N Bakalova Hristov, Trustee of
The Hristov Family Revocable Trust 2020
7601 Kreth Road
Fair Oaks, Ca 95628

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Map Parcel No. 050 07 0A 082 00

QUITCLAIM DEED

This Deed, made this 21st day of November, 2024, by and between Kristiyan Hristov Hristov and Tsvetelina Nikolaeva Bakalova Hristov, husband and wife, hereinafter referred to as the Grantor, and Kristiyan Hristov and Tsvetelina N Bakalova Hristov, Trustees of The Hristov Family Revocable Trust 2020 dated August 27, 2020, hereinafter referred to as Grantee,

Witnesseth That the Grantor, for and in consideration of the sum of zero dollars ($0.00), the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim, grant, and convey unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described property, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 82, on the Final Plat of Skyridge Subdivision, Phase 4, as shown on plat of record in Instrument No. 20240311-0016778, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc , an Arizona Corporation by Warranty Deed from Sallie R Hicks Family, LLC, a Tennessee limited liability company and the George T Hicks Family Trust UW dated May 27, 1992, dated 02/04/2021, of record in Instrument No 20210205-0016827, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

Common Address: 4960 Trail Ridge Court, Nashville, TN 37207

The source of title Grantor acquired in the property is by previous Special Warranty Deed, recorded on September 24, 2024 in the Register's Office of Davidson County, Tennessee, Instrument Number 20240924-0074000

SEND TAX STATEMENTS TO GRANTEES AT
Kristiyan Hristov
Tsvetelina N Bakalova Hristov
7601 Kreth Road
Fair Oaks, Ca 95628

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal this 21st day of NOVEMBER, 2024

KRISTIYAN HRISTOV HRISTOV

TSVETELINA NIKOLAEVA BAKALOVA HRISTOV

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES MAY 13, 2028
(AFFIX SEAL)

ERIK WATKINS
Notary Public - California
Sacramento County
Commission # 2487213
My Comm. Expires May 13, 2028

ERIK WATKINS
Notary Public - California
Sacramento County
Commission # 2487213
My Comm. Expires May 13, 2028

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)

County of Sacramento)

On NOVEMBER 21, 2024 before me, Erik Watkins, Notary Public, personally appeared KRISTIYAN HRISTOV HRISTOV and TSVETELINA NIKOLAEVA BAKALOVA HRISTOV, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature

ERIK WATKINS
Notary Public - California
Sacramento County
Commission # 2487213
My Comm. Expires May 13, 2028

(Seal)