Address New Owner	Map-Parcel Numbers·	Send Tax Bills To·
Ty Marinkov and Emily Thaden **1102 North 5th Street** **Nashville, TN 37207**	**051 06 0C 034.00-CO**	**SAME**

Karen Johnson
Batch # 1235176
02/07/2025 08 18 30 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250207-0009308

This instrument prepared by. Carter Shelton Jone
2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Emily Thaden, a married woman** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Ty Marinkov and Emily Thaden, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1545 Yarra Street, Madison, TN 37115**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 4th day of February, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 4th day of February, 2025

EMILY THADEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Thaden,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of February, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No 34, The Yarra, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No 20210408-0046599, and Amended in Instrument No 20211104-0147768, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

This conveyance is subject to all restrictions, easements and planning documents of record

BEING the same property conveyed to Emily Thaden, a married woman, from Townhomes on Graycroft, GP, a Tennessee Partnership, by warranty deed filed for record on January 5, 2023, Instrument Number 20230105-0000829, as of record in the Register's Office for Davidson County, Tennessee