Address New Owner·	Map-Parcel Numbers·	Send Tax Bills To·
Ty Marinkov and Emily Thaden **1102 North 5th Street** **Nashville, TN 37207**	**083 15 0 190.00**	**SAME**

Karen Johnson
Batch # 1235176
02/07/2025 08 18 30 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250207-0009309

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

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, **Ty Marinkov** (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 **601 Newhall Drive, Nashville, TN 37206**

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

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,

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

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

TY MARINKOV

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 **Ty Marinkov,** 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

KATIE CREED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
06/20/2027

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot Nos 298-B, as shown on the map entitled Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Plat Book 5200, Page 777, as amended in Plat Book 6250, Page 622 and corrected by Surveyor's Certificate of Correction of record in Book 6776, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

THIS CONVEYANCE IS SUBJECT TO (1) All restrictions of record, (2) All easements of record, (3) All visible easements, (4) All matters appearing on the plan of record, (5) All applicable governmental and zoning regulations

BEING the same property conveyed to Ty Marinkov from Allison Johnson, unmarried, and Ronald Johnson, married, by warranty deed filed for record on September 7, 2021, Instrument Number 20210907-0119553, as of record in the Register's Office for Davidson County, Tennessee