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

Karen Johnson
Batch # 1350576
11/25/2025 09 09 53 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs



20251125-0093869

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Map Parcel No 050 07 0A 007 00 CO

QUITCLAIM DEED

This Deed, made this 20TH day of November, 2025, 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 7, on the plan of SKYRIDGE PUD Subdivision, Phase 6, as shown on the plat of record in Instrument No 20250505-0034864, 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. 3931 Northbrook Drive, Nashville, TN 37207

The source of title Grantor acquired in the property is by previous Special Warranty Deed, recorded on September 30, 2025 in the Register's Office of Davidson County, Tennessee, Instrument Number 20250930-0077539

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 20TH day of November, 2025

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 20TH DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES MAY 13, 2028
(AFFIX SEAL)



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 20, 2025 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

(Seal)

