Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ty Marinkov and Emily Thaden **1102 North 5th Street** **Nashville, TN 37207**	**072 05 0N 054.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

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 **3079 Edwin Circle, Nashville, TN 37207.**

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

Karen Johnson Davidson County
Batch # 1451352 DEEDQC
07/24/2026 08:13:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20260724-0067360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 17th day of July, 2026.



Notary Public
My Commission Expires: 11-5-29

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 17th day of July, 2026.

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 17th day of July, 2026.

Notary Public

My Commission Expires:
11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

EXHIBIT A

(Legal Description of the Property)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 54 of High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No's. 20210204-0016516 and 20230406-0025206 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

This conveyance is subject to:

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Plat Book 332, Page 34.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View Condominium of record in Instrument No. 20200922-0108662; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148666, as amended in Instrument No's. 20210204-0016516 and 20230406-0025206.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200910-0103453.
- Easement for Slope, recorded in Book 4103, Page 745.
- Easement for Water Tank Drain Line and Appurtenances, recorded in Book 5559, Page 569.
- Easement for Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 8463, Page 305.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No's. 20201102-0127504.
- Easement for Pedestrian Access, recorded in Instrument No. 20201201-0139236.
- Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168.
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Emily Thaden, a married woman, from High View Cottages, LLC, a Tennessee limited liability company, by warranty deed filed for record on November 29, 2023, Instrument Number 20231129-0092054, as of record in the Register's Office for Davidson County, Tennessee.