QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 61589 DEEDQC
02/22/2018 12:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180222-0016973

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Autumn Andrady and Gerald Andrady	**SAME**	105 10 0 277.00 105 10 0 328.00 105 10 0 236.00 105 14 0 304.00
(NAME) **8202 Foxview Court**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUTUMN ANDRADY, UNMARRIED** (aka AUTUMN LEIGH COLLINS ANDRADY and AUTUMN LEIGH COLLINS) and **GERALD ANDRADY, UNMARRIED** (aka GERALD C. ANDRADY) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **AUTUMN ANDRADY, UNMARRIED AND GERALD ANDRADY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Bass Subdivision, of record in Plat Book 11190, Page 127, in the Register's Office for Davidson

County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to David A. Harris and wife, Nola Harris by Deed from Jay Pigue of record in Instrument No. 20010403-0032119, Register's Office for Davidson County, Tennessee, dated March 27, 2001.

Being the same property conveyed to Autumn Andrady, a married woman, by deed from Nola Harris, an unmarried woman, dated July 31, 2012 and filed of record as Inst. No. 20120801-0067847, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved **(X) improved** property known as: **725 Benton Avenue Nashville, TN 37204**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Plat Book 421, Page 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Autumn Andrady by Warranty Deed from Wilbur R. Demonbreun, a single man, of record in Instrument No. 20130314-0025508, Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 14, 2013.

This is ( ) unimproved **(X) improved** property known as: **754 Benton Avenue Nashville, TN 37204**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot Nos. 19 and 20 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Plat Book 421, Page 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kenneth B. Marcom by Deed from Edna Young Wynne of record in Book 4811, Page 529, Register's Office for Davidson County, Tennessee, dated May 1, 1974.

Being the same property conveyed to Gerald C. Andrady by Deed from U.S. Bank National Association as Trustee for the Registered Holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1 of record in Instrument No. 20110622-0048012, Register's Office for Davidson County, Tennessee, dated May 19, 2011.

This is ( ) unimproved **(X) improved** property known as: **755 Roycroft Place Nashville, TN 37203**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 7 of Block 12 on the Plan of the Subdivision of certain blocks in Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 50 feet on the easterly side of Grantland Avenue and runs back between parallel lines with the northerly margin of Warner Street, now Bradford Avenue, 165 feet to an alley.

Being the same property conveyed to Gerald C. Andrady and wife, Autumn Andrady by Deed from Jean Galloway-Reed of record in Instrument No. 20130805-0081922, Register's Office for Davidson County, Tennessee, dated July 30, 2013.

This is ( ) unimproved **(X) improved** property known as: **2226 Grantland Avenue Nashville, TN 37204**
(House #) (Street) (City or Town) (Postal Zip)

Witness my hand this the 21 day of **February, 2018.**

Autumn Andrady

STATE OF Tennessee
COUNTY OF Williamson

On this 21 day of February, 2018, before me personally appeared **Autumn Andrady** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 day of February, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this the 21 day of **February, 2018.**

Gerald Andrady

STATE OF Tennessee
COUNTY OF Williamson

On this 21 day of February, 2018, before me personally appeared **Gerald Andrady** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 day of February, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

