QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 61604 DEEDQC
02/22/2018 12:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180222-0016995

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)
Gerald Andrady	**SAME**	105 13 0 338.00 105 14 0 095.00 105 10 0 312.00 105 10 0 238.00 105 10 0 237.00 105 13 0 336.00 105 11 0S 001.00 105 11 0S 002.00 105 10 0 215.00 092 12 0 335.00
(NAME) **754 Benton Ave**	(NAME)	
(ADDRESS) **Nashville, TN 37204**	(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, I, **AUTUMN ANDRADY, UNMARRIED** (aka AUTUMN LEIGH COLLINS ANDRADY and AUTUMN LEIGH COLLINS) HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GERALD ANDRADY, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF HIS 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. 36 on the Map of Waldkirch, a subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan, of record in Book 421, Page 90,

in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Sherrill and wife, Arenda Sherrill by Deed from W. H. Terry and wife, Mary Louise Terry of record in Book 3797, Page 468, Register's Office for Davidson County, Tennessee, dated July 31, 1964. Arenda Sherrill having since died on June 27, 1997 leaving the property vested solely to Matthew Sherrill.

Being the same property conveyed to Gerald Andrady, a married man, by deed from Matthew Sherrill, unmarried, dated May 1, 2012 and filed of record as Inst. No. 20120514-0041357, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) **improved** property known as: **917 Bradford Avenue Nashville, TN 37204**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 1 of Block 5 on the Plan of Yarbroughs Subdivision of Woodland, of record in Plat Book 57, Page 155, 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 Gerald Andrady, a married person, by Warranty Deed from Crayton Benson, married, of record in Instrument No. 20150930-0099192, Register's Office for Davidson County, Tennessee, dated September 28, 2015, and recorded on September 30, 2015.

This is ( ) unimproved (X) **improved** property known as: **2213 Grantland Avenue Nashville, TN 37204**
(House #) (Street) (City) (Postal Zip)

Lot NO. 4 of Block 8 on the Map showing the Subdivision of Block 1 through 8 inclusive, in Yarbrough's Subdivision of Woodland, as of record in Book 57, Page 155, Register's Office, Davidson County, Tennessee.

Said Lot No. 4 front 98 ½ feet on the south side of Benton Avenue, and runs back between lines 165 feet on the east line of Lot No. 4 and the east line of Lot No. 3 and runs 177 feet more or less on the west side Lot No. 4 and the east side of a 15' alley to an alley in the rear on which it measures 12 feet more or less.

Being the same property conveyed to Gerald Andrady, a married person, by Warranty Deed from George Brandt and Eric Sox, of record in Instrument No. 20140710-0060924, Register's Office for Davidson County, Tennessee, dated July 8, 2014, and recorded on July 10, 2014.

This is ( ) unimproved (X) **improved** property known as: **755 Benton Ave Nashville, TN 37204**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 17 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 Gerald Andrady, married, by deed from Patrick John Paine, unmarried and Jennifer Mary Gill, unmarried, dated May 31, 2012 and filed of record as Inst. No. 20120608-0050185, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) **improved** property known as: **761 Roycroft Place Nashville, TN 37203**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Plat Book 421, Page 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Andrady, unmarried, by deed from Randall W. Cox, unmarried, dated May 16, 2011 and filed of record as Inst. No. 20110523-0039132, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) **improved** property known as: **759 Roycroft Place Nashville, TN 37203**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Waldkirch, a subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan, of record in Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Autumn Andrady and husband Gerald Andrady, by Deed from Kenneth G. Peterson, unmarried of record in Instrument No. 20131213-0126200, Register's Office for Davidson County, Tennessee, dated December 11th, 2013 and recorded on December 13, 2013.

This is ( ) unimproved (X) **improved** property known as: **913 Bradford Avenue Nashville, TN 37204**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Units 525A and 525B of 525 Wedgewood Avenue Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160420-0038380, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Units.

Being all of the same property conveyed to Autumn Andrady by E3 Consturction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170714-0070917, Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on July 14, 2017.

Being all of the same property conveyed to Gerry Andrady by E3 Consturction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170714-0070913, Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on July 14, 2017.

This is ( ) unimproved (X) **improved** property known as: 525 A & 525 B Wedgewood Ave., Nashville, TN 37203
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of S. C. Caldwell's Roycroft Addition, of record in Plat Book 332, Page 37, 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 Gerald C. Andrady, a married man by Warranty Deed from Saundra A. Lewis, married, of record in Instrument No. 20131204-0123603, Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on December 4, 2013.

This is ( ) **unimproved** (X) **improved** property known as: 762 Roycroft Place Nashville, TN 37203
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of McMillin's Subdivision of the Old State Prison Lands, of record in Plat Book 161, Page 119, 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 Gerald Andrady by Quitclaim Deed from Alan Huffman, of record in Instrument No. 20140218-0013385, Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 18, 2014.

This is ( ) unimproved (X) **improved** property known as: 208 McMillin St. Nashville, TN 37203
(House #) (Street) (City) (Postal Zip)

[SIGNATURE ON FOLLOWING PAGE]

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

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

