QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 61641 DEEDQC
02/22/2018 02:37:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180222-0017040

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	**SAME**	105 01 0 137.00 105 10 0 369.00 105 11 0 176.00 105 09 0 420.01 105 10 0 230.00 105 06 0 190.00 105 10 0 206.00 105 14 0 290.00 105 01 0 021.00 105 14 0 303.00
(NAME) **8202 Foxview Ct**	(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, I, **GERALD ANDRADY, UNMARRIED** (aka GERALD CHANDIKA ANDRADY, GERALD C. ANDRADY, and GERRY ANDRADY) HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **AUTUMN 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 of Lot No. 43 on the Plan of B.F. Shields Heir's Addition to Nashville, as of record in Book 57, Page 31, Register's Office for said County, and the Northwest Corner of Lot No. 115 in M.A. Spurr's Subdivision of Lot No. 8 on the Boyd Ament Tract, a Plan of which is of record in Book 21, Page 83, said Register's Office, described together as follows:

Beginning on the Easterly margin of Villa Street, or Avenue, at the Southwest corner of Lot No. 42 Shields Plan; thence with the Easterly margin of said Street, Southerly 50.7 feet; thence Easterly parallel with the South line of said Lot No. 42, 140 ¾ feet to an alley; thence with said alley, Northerly 50.7 feet to the Southeast corner of Said Lot No. 42; thence with the Southerly line of said lot, Westerly 140 ¾ feet to the beginning.

Being the same property conveyed to Autumn Andrady, a married woman by QuitClaim Deed from Autumn Andrady fka Autumn Leigh Collins of record at Instrument No. 20120822-0075304, Register's Office for Davidson County, Tennessee, dated July 25, 2012.

This is ( ) unimproved (X) **improved** property known as: **1018 Villa Place, Nashville, TN 37212**
(House #) (Street) (City) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 21 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 Collins, unmarried, by deed from Robert K. Meyer, unmarried, dated January 19, 2012 and filed of record as Inst. No. 20120124-0006523, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) **improved** property known as: **753 Roycroft Place Nashville, TN 37203**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 6, Block "B", on the Plan of a Subdivision of part of the Sophia M. Neal Property on Wedgewood Avenue, of record in Plat Book 1130, Page 4, 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, a married woman, by Warranty Deed from Timothy W. Newkirk and Tanya L. Newkirk, husband and wife, of record in Instrument No. 20150518-0045496, Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

This is ( ) unimproved (X) **improved** property known as: **1808 Neal Terrace Nashville, TN 37203**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of the Sam B. Walker Property, of record in Plat Book 3106, Page 134, 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 Collins, unmarried by Warranty Deed from Robert Sweat, Jr. and wife, Rosie E. Sweat, of record in Instrument No. 20100105-0000767, Register's Office for Davidson County, Tennessee, dated December 18, 2009 and recorded on January 5, 2010. (Value of consideration shown in aforementioned Deed $280,000.00)

This is ( ) unimproved (**X**) **improved** property known as: **917 Benton Ave Nashville, TN 37204**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 26 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 Autumn Andrady, a married woman, by Warranty Deed from Rita Louise Warren, an unmarried woman, of record in Instrument No. 20150422-0036056, Register's Office for Davidson County, Tennessee, dated April 15, 2015, and recorded on April 22, 2015.

This is ( ) unimproved (**X**) **improved** property known as: **743 Roycroft Place Nashville, TN 37203**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Seventy-Nine, Edgehill Estates, of record in Plat Book 4715, 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 Autumn Andrady f/k/a Autumn Collins, married by quitclaim deed from Tony Collins and wife, Beth Collins, dated March 12, 2013 and filed of record as Inst. No. 20130314-0025468, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (**X**) **improved** property known as: **750 Alloway St. Nashville, TN 37203**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 28 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 Autumn Andrady by Warranty Deed from Lee O Molette II, unmarried of record in Instrument No. 20130415-0036995, Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 15, 2013.

This is ( ) unimproved (**X**) **improved** property known as: **744 Roycroft Place Nashville, TN 37203**

(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Four, Edgehill Estates Subdivision of record in Plat Book 4175, Page 131, 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 Daqrin Keith Degrafenaried, married and Tonia Renee Degrafenaried, unmarried of record in Instrument No. 20161227-0135930, Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded December 27, 2016.

This is ( ) unimproved (X) **improved** property known as: **2300 Lindell Avenue Nashville, TN 37204**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of B. F. Shields Heirs Tract, of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 56 fronts 50.25 feet on the westerly side of 15th Avenue South and runs back between parallel lines 140.6 feet to an alley.

Being the same property conveyed to Gerald Andrady and Autumn Andrady, husband and wife by Quitclaim Deed from Gerald Andrady, married of record in Instrument No. 20130618-0062069, Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on June 18, 2013.

This is ( ) unimproved (X) **improved** property known as: **915 15th Avenue South Nashville, TN 37212**
(House #) (Street) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 5, Block 14, on the Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 5 fronts 50 feet on the Westerly side of White Avenue and Extends back in a Westerly direction between parallel lines, 165 feet to an alley.

Being the same property conveyed to Autumn Andrady, a married person by Warranty deed from Indigo Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160602-0055820 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 2, 2016.

This is ( ) unimproved (X) **improved** property known as: **2111 White Avenue Nashville, TN 37204**
(House #) (Street) (City or Town) (Postal Zip)

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

