THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 256042 DEEDQC
07/12/2019 10:09:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190712-0068110

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Autumn Andrady 8202 Foxview Court Brentwood, TN 37027	New Owner	105-10-0-236.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gerald Andrady, Unmarried,** by these presents do hereby quitclaim and convey unto **Autumn Andrady, Unmarried,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 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 the same property conveyed to Gerald C. Andrady by Tennesse Special Warranty deed from U.S. Bank National Association as Trustee of 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 and recorded on June 22, 2011.

Being a portion of the same property conveyed to Autumn Andrady, unmarried and Gerald Andrady, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Autumn Andrady, unmarried (aka Autumn Leigh Collins Andrady and Autumn Leigh Collins) and Gerald Andrady, unmarried (aka Gerald C. Andrady) of record in Instrument No. 20180222-0016973 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 22, 2018.

Being also known as 755 Roycroft Place Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of July 2019.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2019.

Gerald Andrady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gerald Andrady, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021