# QUITCLAIM DEED

E-signed by Laura Perry on April 30, 2020 01:07 PM CDT
LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023
Notarized remotely via audio/video communication

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Chandler Peeples 2020-04-30
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2020.

L-G
Notary Public

MY COMMISSION EXPIRES: Sep. 20, 2023
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 395126 DEEDQC
05/04/2020 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200504-0046270

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Gerald Andrady** | **SAME** | |
| (NAME) **754 Benton Ave** | (NAME) | |
| (ADDRESS) **Nashville, TN 37204** | (ADDRESS) | **105 11 0S 002.00** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

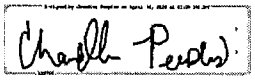
FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHANDLER PEEPLES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **GERALD ANDRADY, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**Land in Davidson County, Tennessee, being Unit 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 the same property conveyed to Gerald Andrady, unmarried and Chandler Peeples, unmarried by Quitclaim deed from Gerald Andrady, unmarried of record in Instrument Number 20181203-0117610, Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on December 3, 2018.**

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

Witness my/our hand (s) this the 30th day of April, 2020.



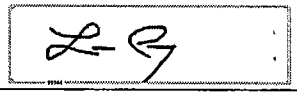
**Chandler Peeples**

2020-04-30

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of April, 2020, before me **Chandler Peeples** personally appeared via audio video technology and 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 30 day of April, 2020



Notary Public

My Commission Expires:

Sep. 20, 2023

(SEAL)




**RETURN TO:**
**Homeland Title, LLC**
**1896 General George Patton Drive**
**Franklin, TN 37067**

# True Copy Certification

I, Brooke Smithson, 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.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

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

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

