Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1297965 DEEDQC
07/15/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20250715-0055888

Prepared from Information supplied by the parties

The actual consideration or value, whichever is greater, for this this transfers is $130,000.00

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Gerald C. Andrady
2320 Coppergate Way
Thompson's Station, TN, 37179

Send Tax Bills To:
New Owner

Map and Parcel No.
105 06 0 206.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Anthony Andrady and wife, Nadeesha Andrady**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Gerald C. Andrady** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mathilda Alloway's Subdivision of No. 5 Horton Place, of record in Plat Book 161, Page 143, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Anthony Andrady and wife, Nadeesha Andrady**, by Warranty Deed, dated May 24, 2011, from **Gerald Andrady, a single person**, recorded in Instrument No. 20110531-0041234, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **757 Alloway Street, Nashville, TN 37203-0502**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 30 day of MAY 2025.

Anthony Andrady

Nadeesha Andrady

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Anthony Andrady**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of May 2025.

Cheryl M. Martin
Notary Public

My Commission Expires:
11/14/2026

CHERYL M MARTIN NOTARY PUBLIC WAKE COUNTY, NC

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Nadeesha Andrady**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of May 2025.

Cheryl M. Martin
Notary Public

My Commission Expires:
11/14/2026

CHERYL M MARTIN NOTARY PUBLIC WAKE COUNTY, NC

STATE OF North Carolina
COUNTY OF Wake

The actual consideration for this transfer is One Hundred Thirty Thousand Dollars ($130,000.00).

Affiant

Sworn to and subscribed to before me, this the 30 day of May 2025.

Cheryl M. Martin
Notary Public

My Commission Expires:
11/14/2026

CHERYL M MARTIN NOTARY PUBLIC WAKE COUNTY, NC

Certificate of Authenticity

I, Aaron B. Morales, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2025.

Affiant Signature

July 15, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028