Karen Johnson Davidson County
Batch# 1298042 DEEDQC
07/16/2025 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250716-0055988

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

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Nuvole Investments LLC	New Owner	105 10 0 237.00
2320 Coppergate Way		105 13 0 336.00
Thompson's Station, TN, 37179		105 11 0S 001.00
		105 10 0 215.00
		092 12 0C 001.00
		092 12 0C 002.00
		092 12 0C 003.00
		092 12 0C 004.00

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, **Gerald Andrady, unmarried**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Nuvole Investments LLC, a Tennessee limited liability company** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See Exhibit A for legal description.

Being the same property conveyed to **Gerald Andrady, unmarried**, by Quitclaim Deed, dated February 21, 2018, from **Autumn Andrady, unmarried**, recorded in Instrument No. 20180222-0016995, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 15th day of July 2025.

Gerald Andrady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gerald 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 15th day of July 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

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

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

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 Unit 525A 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.

This is ( ) unimproved (X) improved property known as: 525 A 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)

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:

