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# 1298043 DEEDQC
07/16/2025 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250716-0055989

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 01 0 137.00
2320 Coppergate Way		105 11 0 176.00
Thompson's Station, TN, 37179		

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 C. Andrady, unmarried man**, ("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 C. Andrady, unmarried man**, by Warranty Deed, dated March 6, 2018, from **Autumn Andrady, formerly known as Autumn Collins, an unmarried woman**, recorded in Instrument No. 20180308-0022175, Register's Office of Davidson County, Tennessee. Also referencing the Scrivener's Affidavit dated March 22, 2018, recorded in Instrument No. 20180322-0027264, 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 C. Andrady

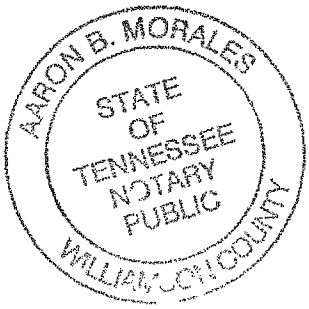
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gerald C. 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



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

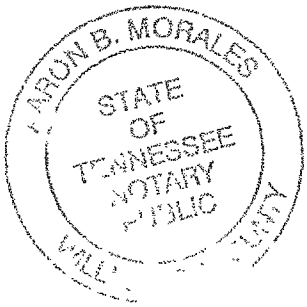


Exhibit A

Parcel 1:

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, 140-3/4 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 140-3/4 feet to the

Being also known as 1018 Villa Place, Nashville, Tennessee 37203.

Parcel 3:

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 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 also known as 1808 Neal Terrace, Nashville, Tennessee 37203.

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: 7/22/2028

Notary's Seal:

