Karen Johnson Davidson County
Batch# 1298046 DEEDQC
07/16/2025 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0055992

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 2320 Coppergate Way Thompson's Station, TN, 37179	New Owner	105 10 0 238.00

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**, ("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:

> Land in Davidson County, Tennessee, being Lot No. 17 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 Andrady, married**, by Warranty Deed, dated May 31, 2012, from **Patrick John Paine, unmarried, and Jennifer Mary Gill, unmarried**, recorded in Instrument No. 20120608-0050185, Register's Office of Davidson County, Tennessee.

For the sake of clarity, the same property described herein was conveyed in part to **Gerald Andrady, unmarried**, by Quitclaim Deed, dated February 21, 2018, from **Autumn Andrady, unmarried**, transferring any and all of her marital interest in said property, recorded in Instrument No. 20180222-0016995, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **761 Roycroft Place, Nashville, TN 37203-0502**.

(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
WILLIAMSON COUNTY

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

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