Karen Johnson Davidson County
Batch# 1298048 DEEDQC
07/16/2025 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0055994

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 11 0S 002.00

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:

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 one-half (1/2) of which was conveyed to **Gerald Andrady, unmarried**, and one-half (1/2) of which was conveyed to **Chandler Peeples, unmarried**, by Quitclaim Deed, dated November 14, 2018, from **Gerald Andrady**, recorded in Instrument No. 20181203-00117610, Register's Office of Davidson County, Tennessee.

Being the same property one-half (1/2) of which was conveyed to **Gerald Andrady, unmarried**, by Quitclaim Deed, dated April 30, 2020, from **Chandler Peeples, unmarried**, recorded in Instrument No. 20200504-0046270, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **525 B Wedgewood Avenue, Nashville, TN 37203**.

(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:

