Karen Johnson Davidson County
Batch# 1353726 DEEDQC
12/04/2025 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096346

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Autumn Krause 709 Hogan Rd. Nashville, TN 37220	New Owner	083-13-0-025.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Autumn Andrady N/K/A Autumn Krause, a married woman** by these presents does hereby quitclaim and convey unto the **Autumn Krause, a married woman,** their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 Autumn Andrady by Warranty Deed from Edward Donahue of record in Instrument No. 20200904-0101266 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 04, 2020.

Being also known as 1202 Russell St., Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25th day of November, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11-8-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of November, 2025.

Autumn Andrady n/k/a Autumn Krause

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Autumn Andrady n/k/a Autumn Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2025.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-25-25.

Affiant Signature

3rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028