Karen Johnson Davidson County
Batch# 1389046 DEEDQC
03/05/2026 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260305-0017769

THIS INSTRUMENT PREPARED BY:

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

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Gerald C. Andrady 754 Benton Avenue Nashville, TN 37204	New Owner	105 14 0 304.00

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 KRAUSE, F/K/A AUTUMN ANDRADY,** by these presents does hereby quitclaim and convey unto **GERALD C. ANDRADY,** his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 12 on the Plan of the subdivision of certain blocks in Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 50 feet on the easterly side of Grantland Avenue and runs back between parallel lines with the northerly margin of Warner Street, now Bradford Avenue, 165 feet to an alley.

Being a portion of the same property conveyed to Autumn Andrady, unmarried, and Gerald Andrady, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed dated February 21, 2018, recorded on February 22, 2018 at Instrument No. 20180222-0016973, Register's Office for Davidson County, Tennessee.

Being also known as 2226 Grantland Drive, Nashville, TN 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of FEBRUARY 2026

Affiant

My commission expires: 11-8-28
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of FEBRUARY, 2026.

AUTUMN KRAUSE, F/K/A AUTUMN ANDRADY

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 KRAUSE, F/K/A AUTUMN ANDRADY, with whom I/We 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 the 28th day of FEBRUARY 2026

Notary Public

My Commission Expires: 11.8.28

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 2-28-26

Affiant Signature

5th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2026

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