QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
OCT. 28, 2028
DAVIDSON COUNTY

Karen Johnson
Batch # 1455684
08/04/2026 03:03:08 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260804-0071788

THIS INSTRUMENT WAS PREPARED BY (and please return t

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Stern and Kenneth William Aldridge, Jr.	**New Owner**	**052-09-0 165.00**
(NAME)	(NAME)	
2690 Miami Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AMANDA STERN ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

AMANDA STERN AND KENNETH WILLIAM ALDRIDGE, JR., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 76 ON THE MAP OF WOODALE GROVE ANNEX, OF RECORD IN BOOK 547, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FOR THE PURPOSE OF THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT IN NASHVILLE, DAVIDSON COUNTY TENNESSEE, OF RECORD IN BOOK 4002, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 76, SAID POINT BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY OF MIAMI AVENUE, 100 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 76; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF LOT NO. 76, 52 FEET, MORE OR LESS, TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE 87 FEET TO A POINT IN THE WESTERLY LINE OF LOT 76; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 76, 36 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AMANDA STERN, BY WARRANTY DEED, FROM EAMON J. BAGHERNEJAD AND DANIELLE MARCELLA BAHERNEJAD, OF RECORD IN INSTRUMENT NO. 20260430-0036572, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **2690 Miami Avenue, Nashville, TN 37214.**

Witness our hands this the 31 day of July, 2026.

AMANDA STERN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMANDA STERN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of July, 2026.

Notary Public

My Commission Expires:

