This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

Karen Johnson Davidson County
Batch# 990570 DEEDQC
04/11/2023 12 11.29 PM 3 pgs
Fees $17 00 Taxes $0 00
20230411-0026418

GRANTOR(S): JUANITA RANDOLPH, unmarried

TO.....QUITCLAIM DEED

GRANTEE(S): Dallas Norman Randolph, Trustee of the Juanita L. Randolph Income Only Trust Dated April 5, 2023, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Juanita Randolph, unmarried, hereinafter referred to as "Grantor", have this day by these presents do hereby quitclaim, transfer and convey all right, title and interest, unto Dallas Norman Randolph, Trustee of the Juanita L. Randolph Income Only Trust Dated April 5, 2023, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 175 of the Westfield Condominiums (formerly the Hamlet), a horizontal property regime, pursuant to plat of record in Book 6250, Page 590 and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office of Dickson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is subject to all terms and conditions restablished by Master Deed (By-Laws) of record in Book 6678, Page 771, amended in Book 6736, Page 110; Book 6801, Page 962 and Book 6831, Page 982, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions, Reservations and Easements as set forth in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement, Right and Right of Way of record in Book 4851, Pag 918, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to and Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

Being the same property acquired by Juanita Randolph by deed appearing of record in Deed Book 20121101-0100441, Register's Office, Davidson County, Tennessee.

Map and Parcel: 128 13 0A 175.00

Property Address: 175 WESTFIELD DR

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2023 will be paid by and thereafter assumed by the Grantee.

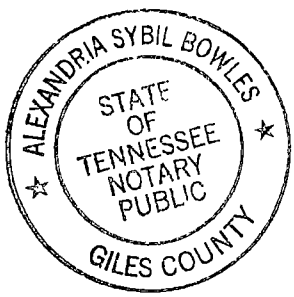
Executed at Pulaski, Tennessee, this day, April 5, 2023.

Juanita Randolph

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Juanita Randolph, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, April 5, 2023.



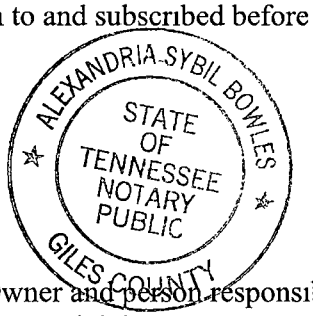
Notary Public
My commission expires: August 20, 2024

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, is ten dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T C.A. § 67-4-409(a)(4).

Juanita L. Randolph, Trustor of The Juanita L. Randolph Income Only Trust Dated April 5, 2023

Sworn to and subscribed before me on this day, April 5, 2023.



Notary Public
My commission expires: August 20, 2024

The Owner and person responsible for payment of real property taxes is:
Juanita Randolph
175 Westfield Dr
Nashville, TN 37221