Karen Johnson
Batch # 1085727
12/27/2023 11:27:29 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20231227-0099350

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398
(931) 636-3767

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Marie Black Randolph, Trustee<br>4024 Overbrook Drive<br>Nashville, TN 37204 | Marie Black Randolph, Trustee<br>4024 Overbrook Drive<br>Nashville, TN 37204 | 132 06 0 003.00 |

# QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Larry Gale Randolph and wife, Marie Black Randolph (collectively, the "Grantors"), do hereby sell, transfer, convey and quitclaim unto Marie Black Randolph, Trustee of the 2023 Randolph Tenancy by the Entirety Revocable Trust U/A dated December 14, 2023 (which is a Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title, and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference (SEE ATTACHED EXHIBIT "A").

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 14th day of December, 2023.

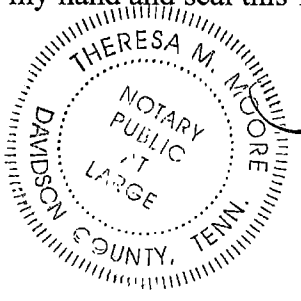
GRANTOR:

LARRY GALE RANDOLPH

STATE OF TENNESSEE :
COUNTY OF WILLIAMSON :

On this 14th day of December, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared LARRY GALE RANDOLPH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 14th day of December, 2023.




Notary Public
My Commission Expires: 07/07/2027

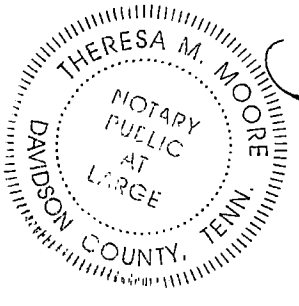
GRANTOR:

MARIE BLACK RANDOLPH

STATE OF TENNESSEE :
COUNTY OF WILLIAMSON :

On this 14th day of December, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared MARIE BLACK RANDOLPH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 14th day of December, 2023.




Notary Public
My Commission Expires: 07/07/2027

STATE OF TENNESSEE :

COUNTY OF WILLIAMSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2023 RANDOLPH TENANCY BY THE ENTIRETY REVOCABLE TRUST U/A DATED DECEMBER 14, 2023

MARIE BLACK RANDOLPH, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 14th day of December, 2023.

THERESA M. MOORE NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 01/07/2027

EXHIBIT A

MAP & PARCEL: 132 06 0 003.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 15, BROOKHAVEN ESTATES, as shown on plat of record in Plat Book 1835, Pages 49, 50 and 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

SOURCE OF TITLE: Being the same property conveyed to Larry Gale Randolph and wife, Marie Black Randolph, by Quitclaim Deed of record in Instrument No. 20130523-0052095, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record.

This is improved property known as 4024 Overbrook Drive, Nashville, TN 37204.

**NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.**