AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-514592

Karen Johnson Davidson County
Batch# 1243819 DEEDQC
03/06/2025 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250306-0016780

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 14714011500

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 1st day of March, 2025, by and between **Michael J. Randall, as Administrator and as the Sole Heir at Law of the Estate of Joseph Dwight Randall, deceased,** residing at 807 Odom Court, Smyrna, TN 37167, hereinafter referred to as Grantor(s) and **Michael J. Randall, an unmarried person,** residing at 807 Odom Court, Smyrna, TN 37167, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being Lot No. 302 on the Plan of Candlestick Farms, Section III, a Plan of which is of record in Book 3500, Page 98, Register's Office for said County.

Said Lot No. 302 fronts 90 feet on the Westerly side of Westcrest Drive and extends back 179.8 feet on the Northerly line and 161.4 feet on the Southerly line, to a dead line in the rear on which it measures 91.9 feet thereon.

Property Address: 523 Westcrest Drive, Nashville, TN 37211

Being the same premises conveyed from Joseph D. Randall divorced and not remarried, and Lee Ann Ellingboe, divorced and not remarried to Joseph D Randall in a deed dated 04/27/2015 and recorded date 05/11/2015 in Instrument Number 20150511-0042590 of the official records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

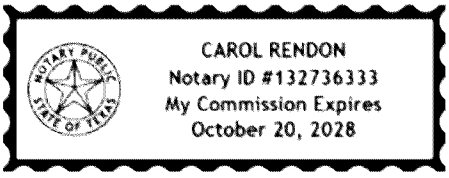
Estate of Joseph Dwight Randall, deceased

By: MICHAEL J RANDALL
Michael J. Randall, as Administrator and as the Sole Heir at Law

STATE OF Texas
COUNTY OF Hunt

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Michael J. Randall, as Administrator and as the Sole Heir at Law of the Estate of Joseph Dwight Randall, deceased** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 1st day of March, 20 25.



Carol Rendon
Notary Public

My Commission expires: 10/20/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

This notarial act was performed with two-way audio/video technology using the Blend Signing room

Tennessee Certification of Electronic Document

I, Rachael Collinsworth, 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 MARCH 1, 2025 (date of document).

Affiant Signature

MARCH 1, 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 01 day of MARCH, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997