Karen Johnson Davidson County
Batch # 1248358 DEEDQC
03/20/2025 08 58 10 AM 2 pgs
Fees $12 00 Taxes $0 00
20250320-0020179

THIS INSTRUMENT PREPARED BY:

J. Kasey Talbott, Attorney at Law
Centerpoint Group Law Firm
107 N Maple St.
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNERS:

Michael J Randall
807 Odom Court
Smyrna, TN 37167

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CENTERPOINT GROUP LAW FIRM, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map No. 147-14-0; Parcel No. 115.00)

THIS INSTRUMENT made and entered into on this the 10 day of March, 2025, by and between, **MICHAEL J. RANDALL, ADMINISTRATOR TO THE ESTATE OF JOSEPH D. RANDALL** ("Grantor"), and **MICHAEL J. RANDALL, SOLE HEIR TO THE ESTATE OF JOSEPH D. RANDALL,** ("Grantee"), pursuant to *ORDER GRANTING PETITION TO OPEN INTESTATE ESTATE AND APPOINT ADMINISTRATOR (WITHOUT A HEARING)* in the Probate Court for Davidson County Nashville, Tennessee, Case No 24P2078.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

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 Davidson 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.

Being the same property conveyed to Joseph D Randall by QuitClaim Deed recorded May 11, 2015 from Joseph D. Randall divorced and not remarried, and Lee Ann

Ellingboe, divorced and not remarried, of record in Instrument Number 20150511-0042590, Register Office of said County

Street address of property. 523 Westcrest Drive, Nashville, Tennessee 37211.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 10 day of March, 2025.

Michael J. Randall, Administrator & Sole Heir to the Estate of

MICHAEL J. RANDALL, ADMINISTRATOR & SOLE HEIR TO THE ESTATE OF JOSEPH D. RANDALL

Joseph D. Randall

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

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

Witness my hand and official seal at Murfreesboro TN, this 10 day of March, 2025

Notary Public

My Commission Expires January 21, 2029

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TENN

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0

Affiant

Sworn to and subscribed before me this 10 day of March 2025

Notary Public

My Commission Expires January 21, 2029

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TENN