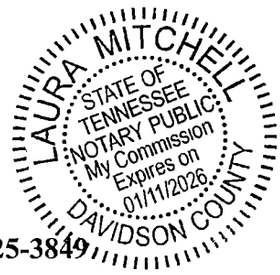
QUITCLAIM DEED



AJ-QCD-25-3849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Barbara Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2025

Notary Public

MY COMMISSION EXPIRES 1/11/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Raelin Randolph	**New Owner**	**05910002900**
(NAME)	(NAME)	
3849 Dunbar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

BARBARA J. RANDOLPH ("GRANTOR")

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

RAELIN RANDOLPH ("GRANTEE")

HER 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, BEING LOT NO. 16 ON THE PLAN OF ROYAL GARDEN ESTATES, SECTION I, OF RECORD IN BOOK 3700, PAGE 29, IN THE REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID LOT NO. 16 FRONTS 104 FEET ON THE WESTERLY SIDE OF DUNBAR DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RONALD R. RANDOLPH AND WIFE BARBARA J. RANDOLPH, BY WARRANTY DEED, FROM COMMERCE UNION BANK, OF RECORD IN BOOK 4871, PAGE 809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID RONALD R. RANDOLPH HAVING SINCE PASSED AWAY, TITLE VESTED ENTIRELY IN BARBARA J. RANDOLPH BY OPERATION OF LAW AS THE REMAINING TENANT BY THE ENTIRETY.

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*****

Karen Johnson
Batch # 1311770
08/19/2025 02 27 26 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250819-0066312

This is **improved** property known as **3849 Dunbar Drive, Nashville, TN 37207.**

Witness our hands this the 15th day of August, 2025.

Barbara Randolph
BARBARA J. RANDOLPH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA J. RANDOLPH**, 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 15th day of August, 2025

Notary Public

My Commission Expires. 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY