THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761
Tammy Upton

BILL GARRETT, Davidson County
Trans:T20120022507 DEEDQC
Recvd: 03/28/12 10:51 2 pgs
Fees:12.00 Taxes:0.00
20120328-0026385

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Demetrius J. Burgess & Wanda L. Burgess
200 Rosehill Drive
Goodlettsville, TN 37072

Return To:
National Title Network Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677 184600

Property Tax ID#: 02508004400

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, DEMETRIUS J. BURGESS and WANDA L. BURGESS, who erroneously acquired title as WANDA J. BURGESS, husband and wife, as Grantor, and DEMETRIUS J. BURGESS and WANDA L. BURGESS, Husband And Wife As Joint Tenants And Not As Tenants In Common With Full Rights Of Survivorship, The Whole Estate To Vest In The Survivor In The Event Of The Death Of Either, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

Tract 1: Land in Davidson County, Tennessee, being all of Lot Number 94, on the plan of Ranchwood Estates, Section 1, all of record in Book 2900, Page 125, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Tract 2: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel "D" on the Plan of Section One, Ranchwood Estates, City of Goodlettsville, of record in Book 2900, Page 125, in the Register's Office for Davidson County, and more particularly described as follows, to wit: Said Parcel "D" beginning at a point on the South margin of Rosehill Drive, being the Northwest corner of Lot 94; thence along the curved line of Rosehill Drive 68.70 feet to a point; thence South 20 degrees 19 minutes East 166.41 feet to a point; thence South 79 degrees 21 minutes East 198.19 feet to a point; thence South 18 degrees 34 minutes West 119.0 feet to a point being the Southeast corner of Lot Number 94; thence 35.10 feet along the East boundary line, a common line with Lot Number 94 to the beginning.

Being the same property conveyed to Demetrius J. Burgess and wife, Wanda J. Burgess, by Warranty Deed from John C. Lee, married, recorded March 29, 2011 in Instrument Number 20110329-0024198, Register's Office for Davidson County, Tennessee.

Property Address: 200 ROSEHILL DRIVE, GOODLETTSVILLE, TN 37072

Witness my hand this the 21 day of March, 2012.

DEMETRIUS J. BURGESS

WANDA L. BURGESS, who erroneously acquired title as WANDA J. BURGESS

who erroneously acquired title as Wanda J. Burgess

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named DEMETRIUS J. BURGESS and WANDA L. BURGESS, who erroneously acquired title as WANDA J. BURGESS, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21 day of March, 2012.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

Notary Public BARBARA COLLINS

My Commission expires: Jan. 27, 2015

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Affiant's Name Demetrius J. Burgess.

Subscribed and sworn to before me this the 21 day of March, 2012.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

Notary BARBARA COLLINS

My Commission expires: Jan 27, 2015

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.