This instrument prepared by:
First American Title Ins. Co.
1500 Solana Blvd., Bldg. 6 Suite 6200
Westlake, Texas 76262
(866)587-0023

File No.: **8797114n**

Davidson County DEEDQC
Recvd: 12/29/16 11:18 5 pgs
Fees:27.00 Taxes:0.00
20161229-0136814

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 27TH October 2016, by and between DEMETRIUS J. BURGESS AND WANDA L. WASHINGTON* AN UNMARRIED MAN AND AN UNMARRIED WOMAN, party of the first part, and DEMETRIUS J. BURGESS, AN UNMARRIED MAN, party of the second part.

* FKA WANDA BURGESS

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of GOODLETTSVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by 03/28/2012 Deed of record in: Book N/A, Page No. 2 or Instrument No.: 20120328-0026385 in said Registor's office.

The property is improved with an address of: 200 ROSEHILL DR, GOODLETTSVILLE, Tennessee 37072

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Mail Statement Tax To:
Demetrius J. Burgess and
Wanda L. Washington*
200 Rosehill Dr
Goodlettsville, TN 37072

DEMETRIUS J. BURGESS

WANDA L. WASHINGTON FKA WANDA BURGESS

STATE OF **Tennessee**

COUNTY OF **DAVIDSON** Demetrius J. Burgess + Wanda L. Washington. FKA Wanda L. Burgess

Personally appeared before me, (name of notary public) Christel L. Morgan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th October 2016.

Christel L Morgan
Notary Public

My Commission Expires: My Commission Expires May 08, 2018

CHRISTEL L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 (Tennessee Code. Annotated (TCA) § 67-4-409). (a) • No such tax shall be levied on the transfer of any real estate where such:• Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties. .**

Affiant

Subscribed and sworn to before me this the 27th October 2016.

Christel L Morgan
Notary Public

My Commission Expires: My Commission Expires May 08, 2018

CHRISTEL L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
025 08 0 044.00

NAME AND ADDRESS OF A PROPERTY OWNER:
DEMETRIUS J. BURGESS
200 ROSEHILL DR
GOODLETTSVILLE, TN 37072

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

EXHIBIT 'A'

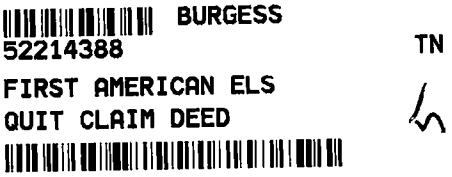
TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NUMBER 94, ON THE PLAN OF RANCHWOOD ESTATES, SECTION 1, ALL OF RECORD IN BOOK 2900, PAGE 125, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

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 355.10 FEET ALONG THE EAST BOUNDARY LINE, A COMMON LINE WITH LOT NUMBER 94 TO THE BEGINNING.

Being all of that certain property conveyed to 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 from DEMETRIUS J. BURGESS AND WANDA L. BURGESS, WHO ERRONEOUSLY ACQUIRED TITLE AS WANDA J. BURGESS, HUSBAND AND WIFE, by deed dated 03/21/2012 and recorded 03/28/2012 IN INSTRUMENT NO. 20120328-0026385 of official records.

Commonly known as: 200 ROSEHILL DR, GOODLETTSVILLE, TN 37072

APN #: 025 08 0 044.00



True Copy Certification

I, MELONY WITTHAUS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Tarrant

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA SPINK
Notary Public, State of Texas
Comm. Expires 07-18-2018
Notary ID 12988996-8

Notary's Signature
MELINDA SPINK

My Commission Expires: 07/18/2018
Notary' Seal (if on paper)