This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20160114607 DEEDQC
Recvd: 12/29/16 12:10 4 pgs
Fees:22.00 Taxes:0.00
20161229-0136852

Address of New Owner:	Send Tax Bills to:	Map / Parcel:
449 Huntington Ridge Drive Nashville, TN 37211	Same as new owner	161-11-0A / 208.00

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

Whereas, Neil A. Ciangi died on October 16, 2016 leaving a Last Will and Testament dated July 17, 2014, naming Terry C. Ritter and Neil James Ciangi, as Co-Executors; and, whereas the Will was admitted to probate on November 9, 2016 in the Probate Court of Davidson County, Tennessee, Docket No. 16P1781; and, whereas, Terry C. Ritter and Neil James Ciangi, were duly qualified as Personal Representatives; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare's estate recovery release is attached as Exhibit A; therefore:

Terry C. Ritter and Neil James Ciangi, as Personal Representatives of the Estate of Neil A. Ciangi, hereinafter collectively called Grantor, in accordance with the provisions of the Last Will and Testament of Neil A. Ciangi, do hereby quitclaim, transfer and convey unto Joanne McDonald, hereinafter called Grantee, her heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 208 on the Plan of Huntington Ridge Townhouse Site of record in Plat Book 4675, at page 9, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Neil A. Ciangi by Warranty Deed from Douglas James Jackson of record in Book 7586, Page 837, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 449 Huntington Ridge Drive, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7 day of December, 2016.

Terry C. Ritter

Terry C. Ritter, Personal Representative of the
Estate of Neil A. Ciangi, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Terry C. Ritter, with whom I am personally acquainted and who upon oath acknowledged that she is the Co-Executor of the Estate of Neil A. Ciangi and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 7 day of December, 2016.

David Hooper

Notary Public
My Commission Expires: _____

DAVID HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires APRIL 28, 2020

Witness my hand this 9 day of December, 2016.

Neil James Ciangi

Neil James Ciangi, Personal Representative of the
Estate of Neil A. Ciangi, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Neil James Ciangi, with whom I am personally acquainted and who upon oath acknowledged that he is the Co-Executor of the Estate of Neil A. Ciangi and that he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 9 day of December, 2016.

Patricia E. Kennedy

Notary Public
My Commission Expires: Jan. 21, 2018

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 21, 2018

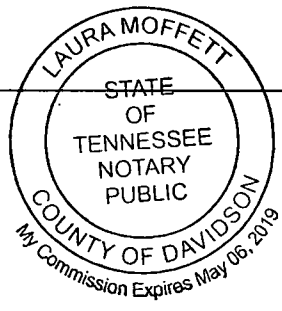
State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Joanne McDonald
Grantee

Subscribed and sworn to before me this 9 day of December, 2016.

Laura Moffett
Notary Public
My Commission Expires: 5-6-2019



State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

11/14/2016

DAVID HOOPER
LEGAL COUNSEL
109 WESTPARK DR. STE 300
BRENTWOOD, TN 37027

RE: NEIL CIANGI
Last Four Of SSN 9425

Dear DAVID HOOPER:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard

Exhibit A