This Instrument Prepared By and Return To:
Bernie J. Brown, Jr., Attorney at Law
The Winchester Law Firm
6060 Poplar Avenue #295
Memphis, Tennessee 38119

BILL GARRETT, Davidson County
Trans:T20170020293 DEEDQC
Recvd: 03/09/17 09:42 2 pgs
Fees:13.00 Taxes:92.50
20170309-0023302

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that on this the 21st day of September, 2016, for and in consideration of the sum of Ten and no/100 Dollars, Naomi B. Ragsdale and John R. Burgess, as equal Tenants in Common, does hereby bargain, sell, release, remise, quit claim and convey unto Rita M. Burgess.

An undivided Thirty-three (331/3) percent in Unit No. 68, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, in the Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Pages 320, in said Register's Office.

Being the same property conveyed to Robert Van Burgess, as tenants-in-common in fifty (50 0/0) percent interest in the property by Special Warranty Deed from Home Service Corporation, dated June 6, 2016, of record in Book 6030, Page 905-907, in said Register's Office, Davidson County Tennessee. The said Robert Van Burgess died intestate in Shelby County, Tennessee, on May 21, 2015, survived by his spouse and survived by two children who are parties of the first part herein, no children other than the parties of the first part and no descendants of deceased children.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF I/we have hereunto set my hand this 21st day of September, 2016.

Naomi B. Ragsdale

John R. Burgess

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Naomi B. Ragsdale and John R. Burgess with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be persons within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of September, 2016.

BERNIE J. BROWN, JR. STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My Commission Expires:
5-5-2018

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $25,000.00.

Affiant

Subscribed and sworn before me this the 21st day of September, 2016.

Notary Public

BERNIE J. BROWN JR
NOTARY PUBLIC
OF
TENNESSEE
SHELBY COUNTY

My Commission Expires: 12-15-2018

The following information is not a part of this Deed:

Property Address:	Apartment 68 Kingswood Condominiums 2929 Selena Drive Nashville, Tennessee 37211
Owner's Name and Address:	Rita M. Burgess 2230 East Glenalden Drive Germantown, Tennessee 38139
Map and Parcel Number:	Map 119-14-A and Parcel 68
Mail Tax Bills to:	Rita M. Burgess 2230 East Glenalden Drive Germantown, Tennessee 38139