This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
1284 West Main Street
Franklin, Tennessee 37064

Address of New Owner:
Kent Praeger
1049 NE 140th Avenue
Claflin, Kansas 67525

Send Tax Bills To:
Same

Map-Parcel:
116-3B-149

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Know all persons by these presents that Kent Praeger is the duly appointed Personal Representative of the Estate of Gwenneth Praeger, deceased (the "decedent"), which Estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 17P1941 (a certified copy of his Letters of Administration are attached hereto and incorporated herein by this referenced). Now, therefore, for and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said **Kent Praeger**, in his capacity as Personal Representative, and not otherwise ("Grantor"), and in connection with the distribution of the estate of the decedent pursuant to the last will and testament of the decedent and the laws of the State of Tennessee, does hereby grant, transfer, release, remise and forever quitclaim unto **Kent Praeger**, the sole residual distributee of the decedent ("Grantee"), his heirs, and assigns, forever, all of the said Personal Representative's right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 149 as shown on the Plat of Royal Oaks Apartments, a Condominium, of record in Book 5200, page 45, Register's Office for said County, together with an undivided .850% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 149.

Being the same property conveyed to Gwenneth I. Praeger by quitclaim deed from Herman A. Praeger, Jr., unmarried, of record in Book 507, page 129, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Gwenneth Praeger and father, Herman A. Praeger, Jr. by deed from Owen M. Norvell and wife, Caren E. Gilmore Norvell, of record in Book 6332, page 469, Register's Office for Davidson County, Tennessee.

This is improved property known as 4505 Harding Road, Apt. 149, Nashville, Davidson County, Tennessee 37205.

Karen Y Johnson Davidson County
Batch# 152340 DEEDQC
10/18/2018 09:37:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181018-0103321

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 26 day of September, 2018.

GRANTOR:

Kent Praeger

Kent Praeger,
Personal Representative,
Estate Gwenneth Praeger, deceased

STATE OF KANSAS
COUNTY OF Barton

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kent Praeger, Personal Representative of the Estate of Gwenneth Praeger, deceased, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Great Bend, Kansas, this 26 day of September, 2018.

NOTARY PUBLIC - State of Kansas
Rebecca Breeding
My Appt. Exp. 11-19-19

Rebecca Breeding
Notary Public
My Commission Expires:

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KENT PRAEGER**

DOCKET NO: **17P1941**

It appearing to the Court that ***GWENNETH PRAEGER*** *has died leaving a written Will in which you are appointed* ***Executor*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***KENT PRAEGER****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***November 16th, 2017****.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **KENT PRAEGER** as **Executor** of the estate of **GWENNETH PRAEGER**, deceased, and I do further certify that **KENT PRAEGER** is still acting **Executor** of the estate of **GWENNETH PRAEGER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 16th day of November, 2017.

RICHARD R. ROOKER, Clerk

_____ D.C.