Karen Johnson Davidson County
Batch# 192323 DEEDQC
02/06/2019 12:18:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190206-0011397

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Cumberland Trust and Investment Company, Trustee of the Charles A. Ritzen Revocable Trust u/t/a dated November 19, 2014 40 Burton Hills Blvd., Suite 400 Nashville, TN 37215	Same	131-06-0D-532.00-CO

Pursuant to the Last Will and Testament of Candy Browning Ritzen, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 18P-106 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, CUMBERLAND TRUST AND INVESTMENT COMPANY, Personal Representative of the Estate of Candy Browning Ritzen, hereinafter "Grantor," does hereby quitclaim and by these presents does transfer and convey unto CUMBERLAND TRUST AND INVESTMENT COMPANY, Trustee of the Charles A. Ritzen Revocable Trust u/t/a dated November 19, 2014, its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> Land in Davidson County, Tennessee, being Unit No. 532, of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701; Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827; Book 6962, page 325 and Book 9398, page 43, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made

to the plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Candy Browning Ritzen by Warranty Deed from Laura A. Thrower, with a life estate interest reserved in John M. Thrower, of record at Instrument No. 20141217-0115405, Register's Office for Davidson County, Tennessee.

This improved property is known as 532 Belair Way, Nashville, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in its fiduciary capacity only.

WITNESS my hand this 1st day of February, 2019.

ESTATE OF CANDY BROWNING RITZEN

CUMBERLAND TRUST AND INVESTMENT COMPANY, Personal Representative

By: _____

Title: Senior Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Wooden, a Notary Public in and for said County and State, Judith Lojek, a duly authorized representative of CUMBERLAND TRUST AND INVESTMENT COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it is serving as the Personal Representative of the Estate of Candy Browning Ritzen and that as such Personal Representative that it, through its duly authorized representative, executed the within instrument for the purposes therein contained.

WITNESS my hand this 1st day of February, 2019.

Notary Public

My Commission Expires:

07-09-2022

DONNA J WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).