STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,700.00.

Amon Ringemann
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2011.

NOTARY PUBLIC
My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Amon Ringemann and Anna Ringemann 3937 Gallatin Road Nashville, TN 37216	Anna Ringemann c/o Jim Stevens Realty & Auction Associates 3937 Gallatin Road Nashville, TN 37216-2499	042-16-0-210.00

BILL GARRETT, Davidson County
Trans:T20110036171 DEEDWARR
Recvd: 06/16/11 15:20 3 pgs
Fees:18.00 Taxes:32.19
20110616-0046353

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NANCY SUTTON, CO-PERSONAL REPRESENTATIVE AND KRISTIE S. TAYLOR, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS E. STEWART

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AMON RINGEMANN AND ANNA RINGEMANN, BROTHER AND SISTER, EACH WITH A ONE-HALF UNDIVIDED INTEREST

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled the Plan of Commercial Subdivision at Madison Tennessee, of record in Book 974, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1 fronts 75 feet on the easterly side of Gallatin Road and runs back 125 feet to a dead end, measuring 70.7 feet thereon.

Being the same property conveyed to Thomas E. Stewart, Trustee with Full Power to Bargain, Sell, Transfer, Mortgage or Otherwise Convey Without The Necessity of Joinder By Any Beneficiary, by deed from George Ricky McGuire, of record in Book 11489, page 136, Register's Office for Davidson County, Tennessee. Thomas E. Stewart died testate on April 6, 2009.

This unimproved property is known as 329 Gallatin Pike, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 15th day of June, 2011.

Nancy Sutton, Co-Personal Representative

Kristie S. Taylor, Co-Personal Representative

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy Sutton, Co-Personal Representative of the Estate of Thomas E. Stewart, 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 and official seal at office, this 15th day of June, 2011.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kristie S. Taylor, Co-Personal Representative of the Estate of Thomas E. Stewart, 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 and official seal at office, this 15th day of June, 2021.

Brandy K. Gomaz
Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013