BILL GARRETT, Davidson County
Trans:T20170013280 DEEDQC
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Fees:12.00 Taxes:0.00
20170213-0015086

THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 033-02
Anna Ringemann		Parcel 022
3937 Gallatin Road		
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, Virgil Ray, Trustee with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary and in my capacity as Trustee (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto a one half (½) undivided interest to Amon Ringemann and a one half (1/2) undivided interest to Anna Ringemann, the said Amon Ringemann and Anna Ringemann being brother and sister own their respective one half (½) undivided interest with right of survivorship to the survivor of them, (the said Amon Ringemann and Anna Ringemann hereinafter referred to as the "Grantees") all of my right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Plantation Estates, Section II, as of record in Book 3842, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for description.

Being the same property conveyed by Installment Deed to Virgil Ray, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary of record in Book 10274 Page 65 in the Register's Office for Davidson County, Tennessee.

The said Virgil Ray served as Trustee for the beneficiary of said trust, Jim Stevens but since the death of Jim Stevens, also known as James D. Stevens, the interest owned by Jim Stevens was devised to Amon Ringemann and Anna Ringemann, brother and sister, being the residual beneficiaries/devisees of James D. Stevens as stated in his Last Will and Testament. The said James D. Stevens died on June 5, 2008 and his Estate has been probated under Docket Number 08P-927 in the Seventh Circuit Court/Probate Division of Davidson County Tennessee. The lien reflected in the Installment Deed of record in Book 10274 Page 65, said Register's Office was released upon satisfaction of the debt described in the Installment Deed, said release being of record in Book 10825 Page 188 said Register's Office.

This is improved property known as 1023 Fontaine Drive, Goodlettsville, TN in Davidson County, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantees have been responsible for the payment of all real property taxes but for clarification assume the real estate taxes for the 2015 year.

WITNESS our hand this 16 day of December, 2016.

VIRGIL RAY, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Virgil Ray personally appeared, in his capacity as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, the bargainor, for the benefit of the beneficiaries, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal this 16 day of December, 2016.

Notary Public
My Commission Expires: May 18, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 16 day of December, 2016.

Notary Public
My Commission Expires: May 18, 2018