Bill Garrett Davidson County
Batch# 87917 DEEDQC
05/03/2018 11:18:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180503-0042297

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 072-05
Anna Ringemann		Parcels 159 & 160
3937 Gallatin Road		
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that we, Andrew B. Gibson, Jr. and Anna Fredrick Ringemann in their capacity as Co-Executors of the James D. Stevens Estate hereby, (hereinafter the "Grantors") release and forever quitclaim 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 interests with right of survivorship to the survivor of them, (the said Amon Ringemann and Anna Ringemann (hereinafter referred to as the "Grantees") all of our right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

PARCEL 159
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the James C. Eller Land, of record in Book 5200, Page 368, Register's Office for Davidson County, Tennessee.
Said Lot No. 2 fronts 80.00 feet on the north margin of Trinity lane and extends back 300.00 feet on the east line and 300 feet on the west line, to a line on the rear measuring 80.37 feet.

Being the same property conveyed by Quit Claim Deed to James D. Stevens from Tom G. Coleman, Jr., Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary of record in Instrument No. 20010223-0017303 in the Register's Office for Davidson County, Tennessee.

PARCEL 160
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the James C. Eller Land, of record in Book 5200, Page 368, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 fronts 80.00 feet on the north margin of Trinity lane and extends back between parallel lines 300.00 feet to a line on the rear measuring 80.00 feet.

Being the same property conveyed by Quit Claim Deed to James D. Stevens from Tom G. Coleman, Jr., Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary of record in Instrument No. 20010223-0017302 in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens, died on June 5, 2008 and all of his interest in the Property

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 James D. Stevens Estate has been probated under Docket Number 08P-927 in the Seventh Circuit Court/Probate Division of Davidson County Tennessee and the Grantors are the Co-Executors of the James D. Stevens Estate as appointed by the Probate Court.

This is unimproved property known as 947 & 951 E. Trinity Lane 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 since the death of James D. Stevens, but for clarification assume the real estate taxes for the 2018 year.

WITNESS our hand this 1st day of May, 2018.

ANDREW B. GIBSON, JR. CO-EXECUTOR

Anna Fredrick Ringemann
ANNA FREDRICK RINGEMANN, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Anna Fredrick Ringemann personally appeared, in her capacity as Co-Executor of the James D. Stevens Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executor of the James D. Stevens Estate, the bargainor, for the benefit of the beneficiaries, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Co-Executor.

Witness my hand and official seal this 1st day of May, 2018.

DOREEN COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires July 5, 2021

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public in and for said County and State, the within named Andrew B. Gibson, Jr. personally appeared, in his capacity as Co-Executor of the James D. Stevens Estate, 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 Co-Executor of the James D. Stevens Estate, 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 Co-Executor.

Witness my hand and official seal this 26th day of April, 2018.

KAROLYN TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Karolyn Troupe
Notary Public

My Commission Expires: 04-20-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anna Fredrick Ringgenari
Affiant

Sworn to and subscribed before me this 1st day of May, 2018.

Notary Public

My Commission Expires: My Commission Expires July 5, 2021

DOREEN COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY