Bill Garrett
Batch# 87917
05/03/2018 11:18:51 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20180503-0042298

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 & Anna Ringemann	New Owner	Map 33-0
3937 Gallatin Road		Parcels 93
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that Top of the World Music Investment and Holding Company, a Tennessee corporation (hereinafter referred to as the "Grantor"), in its capacity as Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary does hereby convey, remise, release and forever quitclaim an undivided one half (1/2) interest and to Amon Ringemann and an undivided one half (1/2) interest to Anna Ringemann, the said Amon Ringemann and Anna Ringemann being brother and sister each shall own their 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 lands in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit A

The Grantor is a Tennessee corporation and as outlined above, has held the Property in its capacity as Trustee and it is acknowledged that the Trustee held title for the benefit of Amon Ringemann and Anna Ringemann, brother and sister, who were the beneficiaries of an unwritten Trust and are also the sole shareholders of said corporation and desire to convey the properties held in said corporation as Trustee, to them individually.

This is improved property located on Dickerson Pike in Nashville, 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 which are of record in the Davidson County, Tennessee Register of Deeds Office. Grantee assumes the real estate taxes for the 2018 year.

WITNESS our hand this 2 day of May, 2018.

Top of the World Music Investment and Holding Company, Trustee

Amon Ringemann

Amon Ringemann, Shareholder and President & Beneficiary

Anna Ringemann

Anna Ringemann, Shareholder and Secretary & Beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Amon Ringemann, personally appeared, in his capacity as Shareholder and President of Top of the World Music Investment and Holding Company, a Tennessee corporation, the Trustee and bargainor, 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 Shareholder and President of Top of the World Music Investment and Holding Company, Trustee and that he executed the foregoing instrument for the purposes therein contained by signing his name as Shareholder and President of Top of the World Investment and Holding Company, Trustee.

Witness my hand and official seal this 2 day of May, 2018.

DEBORAH A. TRONNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-18-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Anna Ringemann, personally appeared, in his capacity as Shareholder and Secretary of Top of the World Music Investment and Holding Company, a Tennessee corporation, the Trustee and bargainor, 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 Shareholder and Secretary of Top of the World Music Investment and Holding Company, Trustee and that she executed the foregoing instrument for the purposes therein contained by signing her name as Shareholder and Secretary of Top of the World Investment and Holding Company, Trustee.

Witness my hand and official seal this 2 day of May, 2018.

DEBORAH A. TRONNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 18, 2018

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

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

Anna Kinzyman
Affiant

Sworn to and subscribed before me this 2 day of May, 2018.

Notary Public

My Commission Expires: May 18, 2018

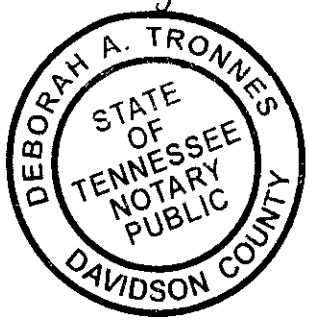


EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Real Estate of Thomas J. Watkins, deceased, as of record in Book No. 42, Page 712, of the Register's Office for said County, also being shown on the plan of record in Book 371, Page 348, said Register's Office, and partly shown on the plan of the lands of Campbell Brothers, of record in Book 547, Page 26, said Register's Office, and being known as Lot No. 1 on the Map of M. M. Cuniff's Subdivision of Part of Block 3 of the Watkins Lands, and described according to a copy of a survey by Solon E. Davis, Engineer, June 20, 1955, as follows:

BEGINNING at a point on the easterly margin of Dickerson Pike, as now located at an iron pin, being 45.65 feet south of the south margin of a 20 foot roadway dedicated in Book 371, Page 348, said Register's Office, said iron pin being in the southerly margin of a new unnamed street; thence with the margin of said unnamed street; South 87 degrees 41 minutes 10 seconds East 423.49 feet to an iron pin; thence leaving said street, South 24 degrees 21 minutes 30 seconds West 178.81 feet, more or less to an iron pin at the common corner of Lots 1 and 2; thence with the line between said lots North 77 degrees 08 minutes 30 seconds West 400 feet to an iron pin in the easterly margin of Dickerson Pike; thence with the margin of the same, North 24 degrees 21 minutes 30 seconds East 100 feet to the beginning.

Being the same property conveyed to Top of the World Music Investment and Holding Company, Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Warranty Deed from Norris Davidson, Executor of the Estate of Sammie Turner Harris and Ruby Davidson as residuary devisee of the Estate of Sammie Turner Harris of record in Book 9522, Page 750, Register's Office for Davidson County, Tennessee.