Bill Garrett Davidson County
Batch# 93386 DEEDQC
05/17/2018 10:36:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180517-0047213

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 181
Anna Ringemann		Parcel 181
3937 Gallatin Road		
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that We, Andrew B. Gibson, Jr. and Anna F. Ringemann, in our capacity as Co-Executors for the Estate of James D. Stevens, (hereinafter referred to as the "Grantors"), do hereby convey, remise, release and forever quitclaim an undivided one half (1/2) undivided interest 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, own their one half (½) undivided interest with right of survivorship to the survivor of them their successors, heirs and assigns, (the "Grantees") all of our right, title and interest in and to a certain tract of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The said James D. Stevens, also known as J. 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. 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 have inherited the Property. The Grantors, have served as Co-Executors of the James D. Stevens Estate. In addition, the Property is listed in the name of J. D. Stevens, Trustee, with full power to mortgage, sell transfer or convey, without the joinder of any beneficiary, however the said J. D. Stevens owned this tract for his own benefit and he was Trustee for himself, thus said Property is likewise inherited by Amon Rigemann and Anna Rigemann as the residual beneficiaries of the Estate of James D. Stevens.

This is unimproved properties located on Nolensville Road, 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 and the Grantees assume the real estate taxes for the 2018 year.

WITNESS our hand this 16th day of May, 2018.

ANDREW B. GIBSON, JR. CO-EXECUTOR

ANNA F. RINGEMANN, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public in and for said County and State, the within personally appeared Andrew B. Gibson, Jr. in his capacity as Co-Executor of the Estate of James D. Stevens, 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 Estate of James D. Stevens, the bargainors, 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 14TH day of May, 2018.

SHERRY A TERRELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My Commission Expires: 06/17/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within personally appeared Anna Ringemann in her capacity as Co-Executor of the Estate of James D. Stevens, 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 Estate of James D. Stevens, the bargainors, 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 16 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 OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Anna L. Klingemann
Affiant

Sworn to and subscribed before me this 16 day of May, 2018.

Notary Public
My Commission Expires: May 18, 2018

DEBORAH A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in the Sixth Civil District of Davidson County, Tennessee, and being Tract 8 described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated September 11, 1981, and known as Job No. 81-200 as follows:

Beginning at an iron pin set on the westerly margin of Nolensville Road, said point of beginning being the southeast corner of this tract and also being the northeast corner of the hackney land of record in Deed Book 4919, page 991, said Register's Office; thence with the westerly margin of the said road N 35 degrees 38' 51" W 265.00' to an iron pin; thence leaving the margin of the said Road S 54 degrees 23' 53" W 936.60' to an iron pin set in a fence line; thence with a fence and to line of the David J. Klemt land of record in Deed Book 4893, page 753, said Register's Office; thenceS 02 degrees 00' 42" E 204.90' to an iron pin: thence, with the line of the Jim Hubbard land and then with the Robert Dykeman land the following calls: S 79 degrees 04' 20" E 7.05 feet to an iron pin; thence N 61 degrees 58' 51" E 152.49' to an iron pin; thence N 58 degrees 01' 20" E 179.58' to an iron pin; thence N 56 degrees 31' 32" E 343.03' to an iron pin; thence N 61 degrees 09' 17" E 223.53' to an iron pin; thence n 61 degrees 29' 38" E 151.32' to an iron pin, the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to J.D. Stevens, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Deed from Larry Hall, Trustee, with full power to mortgage, sell, transfer or convey without joinder of any beneficiary of record in Book 7598, Page 93, Register's Office for Davidson County, Tennessee.