Bill Garrett Davidson County
Batch# 93386 DEEDQC
05/17/2018 10:36:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180517-0047215

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 71-14
3937 Gallatin Road		Parcel 247
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, John Bottom, 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 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 those tracts described in Exhibit A, incorporated herein by reference and being land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Being Lot No. 55 of the Plan of J.B. Haynie's Gladstone Addition of record in Book 161, page 10 and 11, Register's Office for Davidson County, Tennessee.
Said Lot No. 55 fronts 40 feet on the northeasterly side of Spurgeon Street, and extends back between parallel lines 125 feet to an alley.

Being the same property conveyed to John Bottom, Trustee by Deed of record in Book 4065, page 838, said Register's Office.

Jim Stevens was the beneficiary of the trust of which the Grantor has served as Trustee for the benefit of 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.

This is unimproved property located on Spurgeon Street, 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 which are of record in the Davidson County, Tennessee Register of Deeds Office. Grantee assumes the real estate taxes for the 2017 year.

WITNESS our hand this 21 day of February, 2018

John Bottom, Trustee
JOHN BOTTOM, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named John Bottom, 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 21 day of February, 2018.

DEBORAH A. TRONNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anna Ringemann
Affiant

Sworn to and subscribed before me this 21 day of February, 2018

Notary Public

My Commission Expires: May 18, 2018

DEBORAH A. TRONNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY