Bill Garrett Davidson County
Batch# 93386 DEEDQC
05/17/2018 10:36:00 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180517-0047216

THIS INSTRUMENT PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
P.O. Box 210121
Nashville, TN 37221

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Ernie Hill, Amon Ringemann and Anna Ringemann 3937 Gallatin Road Nashville, TN 37216	New Owner	Map 39 Parcels 290,289, 288 & 281

KNOW ALL MEN BY THESE PRESENTS that I, John T. Bottom, Trustee with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary and in my capacity as Trustee (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Ernie Hill, his successors, heirs and assigns, a one half (½) undivided interest and to Amon Ringemann and Anna Ringemann, a one half (½) undivided interest, 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, (the said Ernie Hill, Amon Ringemann and Anna Ringemann hereinafter referred to as the "Grantees") all of my right, title and interest in and to four tracts of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

SEE EXHIBIT A

The said Ernie Hill was a beneficiary along with Jim Stevens of the trust of which the Grantor has served as Trustee for the benefit of Ernie Hill and 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 off Old Hickory Blvd in Davidson County, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances that are of record as may affect the premises and Grantees assume the real estate taxes for the 2017 year.

WITNESS our hand this 21 day of February, 2018

John T. Bottom, Trustee
JOHN T. 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 T. 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

Deborah A. Tronnes
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

Deborah A. Tronnes
Notary Public

My Commission Expires: May 18, 2018

DEBORAH A. TRONNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 9 Map 39 Parcel 290

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being westerly along said margin 1677 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 9;

Thence, leaving said southerly margin of Old Hickory Boulevard, S26°50'36"W, 1195.82 feet to a point in the north line of W. H. Thompson;

Thence, with W. H. Thompson, N67°28'29"W, 183.52 feet to a point;

Thence, leaving W. H. Thompson with the common line between Tracts 9 and 10, N26°50'36", 1209.64 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with the southerly margin of Old Hickory Boulevard, S63°09'24"E, 183.00 feet to the point of beginning, containing 5.05 acres, more or less.

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary, by Deed of record in Book 10066, page 549, Register's Office for Davidson County, Tennessee.

EXHIBIT A
Continued
TRACT 10 Map 39 Parcel 289

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being westerly along said margin 1860 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 10;

Thence, leaving said southerly margin of Old Hickory Boulevard, S26°50'36"W, 1209.64 feet to a point in the north line of W. H. Thompson;

Thence, with W. H. Thompson, N67°28'29"W, 104.50 feet to a point;

Thence, leaving said W. H. Thompson with the common line between Tracts 10 and 11, N18°51'28"E, 1229.43 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with the southerly margin of Old Hickory Boulevard, S°63°09'24"E, 275.00 feet, to the point of beginning, containing 5.29 acres, more or less.

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary, by Deed of record in Book 10066, page 543, Register's Office for Davidson County, Tennessee.

EXHIBIT A
Continued
TRACT 12 Map 39 Parcel 288

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being westerly along said margin 2485 feet, more or less, from the centerline of Whites Creek Pike, and in the northwest corner of Tract 12;

Thence, with the southerly margin of Old Hickory Boulevard, with a curve concave to the north having a central angle of 0°48'16", a radius of 11489.20 feet and a chord of S61°53'24"E, 161.31 feet for an arc length of 161.31 feet to a point;

Thence, leaving said margin with the common line between Tract 12 and Tract 11, S18°16'28"W, 1305.56 feet to a point in the north line of W. H. Thompson;

Thence, with W. H. Thompson, N86°47'21"W, 161.30 feet, to a point in the southeast line of R. M. Evans and wife;

Thence, with R. M. Evans and wife, N13°55'53"E, 199.99 feet to a point;

Thence, N18°07'36"E, 980.35 feet to a point;

Thence, with R. R. Jenkins and wife, N22°31'11"E, 195.81 feet to the point of beginning, containing 5.24 acres, more or less.

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary, by Deed of record in Book 10066, page 533, Register's Office for Davidson County, Tennessee.

EXHIBIT A
Continued
TRACT // Map 39 Parcel 281

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being westerly along said margin 2135 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 11;

Thence, leaving said southerly margin of Old Hickory Boulevard, S18°51'28"W, 1229.43 feet to a point in the north line of W. H. Thompson;

Thence, with W. H. Thompson, N86°47'21"W, 180.06 feet to a point;

Thence, leaving said W. H. Thompson with the common line between Tracts 11 and 12, N18°16'28"E, 1305.56 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with said southerly margin of Old Hickory Boulevard, with a curve concave to the north having a central angle of 0°51'51", a radius of 11489.20 feet, and a chord of S62°43'28"E, 173.30 feet for an arc length of 173.30 feet to a point;

Thence, S63°09'24"E, 15.39 feet, to the point of beginning, containing 5.24 acres, more or less.

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary, by Deed of record in Book 10066, page 538, Register's Office for Davidson County, Tennessee.