Bill Garrett Davidson County
Batch# 93386 DEEDQC
05/17/2018 10:36:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180517-0047217

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 43-13
3937 Gallatin Road		Parcels 51 & 52
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, John Bottom, Jr., 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 lands in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit A

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.

These are improved properties located 216 & 220 Old Hickory Blvd. Madison, TN, 37115 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, JR. 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, Jr., 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 Rengemani
Affiant

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

Deborah Tronnes
Notary Public

My Commission Expires: May 18, 2018

DEBORAH A. TRONNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 1 MAP 43-13 PARCEL 51

216 OLD HICKORY Blvd.

A tract of land in the Second Civil District, Metropolitan Nashville and Davidson County, Tennessee and being Parcel No. 51 on Tax Map 43-13 and being Lots 29 and 30, Block "B" on plan of Forest Park Subdivision at Madison, recorded in Book 843, page 44, Register's Office for Davidson County, Tennessee, and also being a small rectangular area adjoining Lot No. 30 and being more particularly described according to a Boundary Survey by Ragan-Smith-Murphy & Associates, Inc., dated August 2, 1989 as follows:

Beginning at an existing iron pin on the southerly right-of-way line of Old Hickory Boulevard at the common front corner of Lots 28 and 29 of the above-noted Forest Park Subdivision; thence with the with the southerly right-of-way line of Old Hickory Boulevard North 80 degrees 57 minutes 47 seconds East, 74.52 feet to an iron pin set, original corner between Olive Gertrude Smith and Raleigh L. Smith; thence with the original line between Olive Gertrude Smith and Raleigh L. Smith South 09 degrees 10 minutes 49 seconds East, 150.11 feet to an iron pin set in the north line of Lot No. 3 on plan of R.L. Smith Lots (not of record); thence South 80 degrees 40 minutes 30 seconds West, 43.89 feet to an iron pin set; thence South 81 degrees 48 minutes 31 seconds West, 30.64 feet to an existing iron pin at the common rear corner of Lots 28 and 29 Forest Park Subdivision; thence with the common line between Lots 28 and 29 North 09 degrees 10 minutes 49 seconds West, 149.89 feet to the point of beginning and containing 11,192 square feet or 0.257 acres, more or less.

Being the same property conveyed to John Bottom, Jr., Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Deed of record in Book 9783 Page 535, Register's Office for Davidson County, Tennessee.

EXHIBIT A continued

TRACT 1 MAP 43-13 PARCEL 52

220 Old Hickory Blvd.

A tract of land in the Second Civil District, Metropolitan Nashville and Davidson County, Tennessee and being Parcel No. 52 on Tax Map 43-13 and being a part of the same property shown as "R.L. Smith" on unrecorded subdivision plan entitled "Subdivision of Part of R.L. Smith Property" by Harvey Gee dated July 18, 1950 and being more particularly described according to a Boundary Survey by Ragan-Smith-Murphy & Associates, Inc., dated August 2, 1989 as follows:

Beginning at an iron pin set on the southerly right-of-way line of Old Hickory Boulevard at the northwest corner of Lot No. 49 plan of Forest Park Subdivision as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee; thence with the westerly line of Lot 49 South 8 degrees 21 minutes 49 seconds East, 149.72 feet to an iron pin set; thence with the north line of Lot No. 1, R.L. Smith Subdivision, South 80 degrees 57 minutes 47 seconds West, 55.00 feet to an iron pin set; thence South 80 degrees 40 minutes 30 seconds West, 79.17 feet to an iron pin set at the original corner between Olive Gertrude Smith and Raleigh L. Smith; thence with said original common line North 09 degrees 10 minutes 49 seconds West, 150.11 feet to an iron pin set on the southerly right-of-way line of Old Hickory Boulevard; thence with the southerly right-of-way line of Old Hickory Boulevard North 80 degrees 57 minutes 47 seconds East, 136.30 feet to the point of beginning, and containing 20,262 square feet or 0.465 acres, more or less.

Being the same property conveyed to John Bottom, Jr., Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Deed of record in Book 9783 Page 505, Register's Office for Davidson County, Tennessee.