Bill Garrett Davidson County
Batch# 93386 DEEDQC
05/17/2018 10:36:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180517-0047218

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 52-5 Parcel 105

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

Being Lot No. 3 and an easement appurtenant thereto, of the Red Bud Terrace Subdivision, located near Madison, Tennessee, which subdivision is of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the southeast side of Red Bud Terrace and extends back between parallel lines a distance of 200 feet to a dead line, and measuring 100 feet on said dead line and being directly to the North of Lots Nos. 1 and 2 of said subdivision.

The easement or right of way consisting of a 7 ½ foot strip along the northwesterly margin of Lot No. 1 and a 7 ½ foot strip along the southeasterly margin of Lot No. 2 of said subdivision, said right of way extending from East Palistine Boulevard to the southwesterly boundary line of Lot No. 3.
Being the same property conveyed to John T. Bottom, Jr. Trustee with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary from Hubert W. Prince and wife Mary B. Prince of record in Book 4263 Page 235 Register's Office of Davidson County, Tennessee.

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 improved property known as 323 Palistine Madison, 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, JR., TRUSTEE

DEBORAH A. TRONNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, 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 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 8, 2018

