Karen Y Johnson Davidson County
Batch# 180618 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190104-0001130

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 048-00-0
Anna Ringemann		Parcel 288.00
3937 Gallatin Road		
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that we, Andrew B. Gibson, Jr. and Anna Fredrick Ringemann in their capacity as Co-Executors of the James D. Stevens Estate hereby, (hereinafter the "Grantors") release and forever quitclaim a one half (½) undivided interest to Amon Ringemann and a one half (1/2) undivided interest to Anna Ringemann, the said Amon Ringemann and Anna Ringemann being brother and sister own their respective one half (½) undivided interests with right of survivorship to the survivor of them, (the said Amon Ringemann and Anna Ringemann (hereinafter referred to as the "Grantees") all of our right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit A

Being the same property conveyed by Warranty Deed to Jim Stevens, from John H. Roe, Jr., in his capacity as Executor of the Estate of Louise Oakley Hailey of record in Book 10931, Page 862 in the Register's Office for Davidson County, Tennessee.

The said Jim Stevens a/k/a James D. Stevens, died on June 5, 2008 and all of his interest in the Property 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. Jim Stevens and James D. Stevens are one and the same person. The James D. Stevens Estate has been probated under Docket Number 08P-927 in the Seventh Circuit Court/Probate Division of Davidson County Tennessee and the Grantors are the Co-Executors of the James D. Stevens Estate as appointed by the Probate Court.

This is unimproved property located on Homeland Drive 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. The Grantees have been responsible for the payment of all real property taxes since the death of James D. Stevens, but for clarification assume the real estate taxes for the 2018 year.

WITNESS our hand this 12th day of December, 2018.

ANDREW B. GIBSON, JR. CO-EXECUTOR

Anna Fredrick Ringemann

ANNA FREDRICK RINGEMANN, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Anna Fredrick Ringemann personally appeared, in her capacity as Co-Executor of the James D. Stevens Estate, 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 James D. Stevens Estate, the bargainor, for the benefit of the beneficiaries, 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 12th day of December 2018.

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William L Hall
Notary Public

My Commission Expires: May 2 2022

STATE OF TENNESSEE)
COUNTY OF SHELBY)

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

Witness my hand and official seal this 9th day of October 2018.

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public
My Commission Expires: 06/17/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anna Fredrick Ringemann
Affiant

Sworn to and subscribed before me this 12th day of December, 2018.

William L Hall
Notary Public

My Commission Expires: May 2 2022

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 1

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 94 on Tax Map 58, said tract being more particularly described as follows:

Beginning at an old iron pin in the western margin of Homeland Drive and being the northeast corner of Homeland Heights subdivision Section 3 of record in Book 3700, Page 55, R.O.D.C. and proceeding as follows:

1. With the northerly line of Homeland Heights, Section 3 south 80° 00' west a distance of 305.0' to an old concrete monument; thence, with the westerly line of Homeland Heights, Section 3 the following eight calls:
2. South 4° 27' west a distance of 134.15' to an old iron pin; thence,
3. South 3° 35' 54" west a distance of 20.41' to an old iron pin; thence,
4. South 4° 30' 35" west a distance of 127.3' to an old iron pin; thence,
5. South 5° 31' east a distance of 246.59' to an old concrete monument; thence,
6. South 6° 56' 33" east a distance of 106.52' to an old iron pin; thence,
7. South 5° 28' 37" east a distance of 108.04' to an old iron pin; thence,
8. South 3° 06' 15" east a distance of 66.89' to a p.k. nail in rock; thence,
9. South 11° 26' east a distance of 335.45' to an old concrete monument at the southwest corner of Homeland Heights, Section 3; thence,
10. South 86° 50' west a distance of 450.0' to a new iron pin; thence,
11. South 30° 40' west a distance of 356.97' to a new iron pin; thence
12. South 26° 27' 51" east a distance of 278.0' to a new iron pin; thence,
13. South 32° 15' 36" east a distance of 291.28' to a new iron pin in the centerline of an ingress, egress easement; thence,
14. With the centerline of said easement south 57° 20' west a distance of 100' to a new iron pin in the easterly line of the Soloman and Link property; thence,
15. With the Soloman and Link easterly line and an old fence line north 26° 27' 51" west a distance of 848.89' to an old iron pin; thence,
16. Continuing with the Soloman and Link easterly line and an old fence north 21° 46' 38" west a distance of 216.0' to an old concrete monument at the southeast corner of Winston Estates, Section 1 of record in Book 5210, Page 321 R.O.D.C.; thence,
17. Continuing with the easterly line of Winston Estates north 21° 46' 38" west a distance of 175.74' to an old iron pin at the southwest corner of Homeland Heights, Section 4 of record in Book 8250, Page 521, R.O.D.C.; thence,
18. With the southerly line of Homeland Heights, Section 4 north 49° 58' 26" east a distance of 767.60' to an old iron pin at the southeast corner of Homeland Heights, Section 4; thence,
19. With the easterly line of Homeland Heights, Section 4 north 41° 29' 12" west a distance of 362.96' to an old iron pin; thence,
20. With the southerly line of the Burton property north 65° 59' 27" east a distance of 829.62' to an old iron pin in the southerly margin of Stevens Lane, passing through an old iron pin at a distance of 825.69'; thence,
21. Around a curve to the right around a radius turnout, said curve having a radius of 25.0' a distance of 45.81' to an old iron pin in the westerly margin of Homeland Drive; thence,
22. With the westerly margin of Homeland Drive south 10° 00' east a distance of 141.29' to the point of beginning containing 19.38 acres+ as per survey by Turner Engineering Company, 4205 Hillsboro Road, 207 Hobbs Building, Nashville, Tennessee 37215, TN Lic. Nos. 87, entitled Division of The Hailey Property, dated 9-26-97 and being job #982.

Together with certain rights of ingress and egress as contained in the Declaration of Easement of record in Book 10925 page 412, Register's Office for Davidson County, Tennessee.

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 117 on Tax Map 48, said tract being more particularly described as follows:

Beginning at an old iron pin on the westerly margin of Homeland Drive, said pin being 303.87' from the southerly margin of Stevens Lane and proceeding as follows:

1. With the westerly margin of Homeland Drive south 10 deg. 00' east a distance of 20.0 ' to an old iron pin; thence,

2. Leaving the westerly margin of Homeland Drive south 80 deg. 02' 32" west a distance of 343.27' to an old iron pin in the westerly line of Homeland Heights, Section 3 of record in Book 3700, page 55, R.O.D.C.; thence.

3. With the west line of Homeland Heights, Section 3 north 3 deg. 35' 54" east a distance of 20.41' to an old iron pin; thence,

4. North 80 deg. 00'57" east a distance of 338.48' to the point of beginning containing 0.16+/- acres as per survey by Turner Engineering Company, 4205 Hillsboro Road, 207 Hobbs Building, Nashville, Tennessee 37215, Registered TN Lic. No. 87, entitled Division of The Hailey Property, dated 9-26-97, and being Job # 982.