THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

Karen Y Johnson Davidson County
Batch# 180618 DEEDQC
01/04/2019 11:48:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190104-0001132

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 051-11-0
Anna Ringemann		Parcel 080.00
3937 Gallatin Road		
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that We, Andrew B. Gibson, Jr. and Anna F. Ringemann, in our capacity as Co-Executors for the Estate of James D. Stevens, (hereinafter referred to as the "Grantors"), do hereby convey, remise, release and forever quitclaim an undivided one half (1/2) undivided interest 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, own their one half (½) undivided interest with right of survivorship to the survivor of them their successors, heirs and assigns, (the "Grantees") all of our right, title and interest in and to a certain tract of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Being Lot No. 7 on the Plan of Oakland Acres, Section Eleven, of record in Book 3700, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 115.0 feet on the easterly margin of Saunders Drive (now Avenue) and extends back between parallel lines 200.0 feet to a dead line in the rear, measuring 115.0 feet thereon.

Being the same property conveyed to Jim Stevens, Trustee with full power to mortgage, sell, or convey, without the joinder of any beneficiary by Warranty Deed from Jim Witty, Executor of the Estate of Henry Earl Hawkins of record in Book 7315, Page 293 and as corrected by document of record in Book 7632, Page 177, Register's Office for Davidson County, Tennessee.

The said James D. Stevens, also known as Jim 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. 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 have inherited the Property. The Grantors, have served as Co-Executors of the James D. Stevens Estate. In addition, the Property is listed in the name of Jim Stevens, Trustee, with full power to mortgage, sell, or convey, without the joinder of any beneficiary, however the said Jim Stevens owned this tract for his own benefit and he was Trustee for himself, thus said Property is likewise inherited by Amon Rigemann and Anna Rigemann as the residual beneficiaries of the Estate of James D. Stevens.

This is improved property located at 1513 Saunders Avenue 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 and the Grantees assume the real estate taxes for the 2018 year.

WITNESS our hand this 9th day of ~~May~~ October, 2018.

ANDREW B. GIBSON, JR./CO-EXECUTOR

Anna F. Ringemann

ANNA F. RINGEMANN, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public in and for said County and State, the within personally appeared Andrew B. Gibson, Jr. in his capacity as Co-Executor of the Estate of James D. Stevens, 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 Estate of James D. Stevens, the bargainors, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Co-Executor.

SHERRY L. ERWIN NOTARY PUBLIC OF TENNESSEE SHELBY COUNTY

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

Notary Public
My Commission Expires: 06/17/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within personally appeared Anna Ringemann in her capacity as Co-Executor of the Estate of James D. Stevens, 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 Estate of James D. Stevens, the bargainors, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Co-Executor.

WILLIAM L. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this 12th day of Dec, 2018.

William L Hall

Notary Public
My Commission Expires: May 2 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anna F. Ringemann
Affiant

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

William L Hall
Notary Public
My Commission Expires: May 2 2022

WILLIAM L. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY