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 3 pgs
Fees: $17.00 Taxes: $0.00
20190104-0001137

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 071-11-0
Anna Ringemann		Parcel 289.00
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:

Being Lot No. 2 of the Resubdivision of Woodards Land Lot 4, Commercial Sub., Peco Truck Stop Property, as of record in Book 6200, Page 276, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at the Northwest corner of Lot No. 2, of the Resubdivision of Woodards Land Lot 4, and running south a distance of 200 feet to a point; thence running east a distance of 50 feet to a point; thence running north a distance of 200 feet to a point; thence running west a distance of 50 feet back to the point of beginning.

Being the same property conveyed by Deed to James D. Stevens, a single person from Tom G. Coleman, Jr., Trustee, with full power to sell, convey, grant, encumber or assign of record in Instrument No. 20010223-0017301 in the Register's Office for Davidson County, Tennessee.

The said 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. 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.

These is unimproved property located at 1612 Lutton Street, 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 Dec, 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.

SHERRY A. TERRELL
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 Benjamin
Affiant

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

William L Hall
Notary Public

My Commission Expires: May 2 2022

