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 4 pgs
Fees: $22.00 Taxes: $0.00
20190104-0001142

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 020
Anna Ringemann		Parcel 024.00
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:

See Exhibit "A" attached hereto and incorporated herein by reference.

The said James D. Stevens, also known as J. D. Stevens and J. Dedrick 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 J. Dedrick Stevens, Trustee, however the said J. Dedrick 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 unimproved property located on Old Clarksville Pike, 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 12th day of Dec., 2018.

ANDREW B. GIBSON, JR. CO-EXECUTOR

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.

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)

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.

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

WILLIAM L. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 8 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public

My Commission Expires: May 8 2022

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 12, 1983 and known as Job No. 83-274, as follows:
Beginning at an iron pin set on the southerly margin of the Old Clarksville and Nashville Pike said point of beginning being the Northwest corner of the herein described property and also being 15' easterly from the Northeast corner of the J. C. Mosier property of record in Book 4812, Page 382, R.O.D.C., Tn.; thence with the southerly margin of the said Pike S74°34'51"E 696.38' to an iron pin; thence leaving the margin of the said Pike and with the line of the Josephine Payne land of record in Deed Book 1908, Page 120, R.O.D.C., Tn. S05°54'08"W 4,673.60' to an iron pin; thence continuing with Payne's line S78°30'40"E 399.49' to an iron pin in a creek; thence with the said creek as it meanders the following calls: S40°03'14"W 223.90' to a point; thence S09°20'48"W 174.99' thence S29°03'40"E 32.87'; thence S14°23'44"W 43.51'; thence S38°30'02"W 53.17'; thence S08° 40'08"W 141.94' to a point; thence S14°16'52"E 50.59'; thence S16°55'26"W 130.24'; thence S18°05'42"E 52.30'; thence S45°54'12"E 165.48'; thence S20°07'28"W 160.81' to a point in the State of Tennessee property; thence with the State property line the following calls" S40°49' 34"W 108.11' to a concrete monument; thence S62°31'36"E 174.61' to an iron pin; thence S15°27'4 248.09' to a concrete monument; thence S05°54'09"W 117.47' to an iron pin; thence N63°03'41"W 189.68' to a concrete monument; thence N80°19'50"W 242.68' to a concrete monument; thence S87°20'12"W 303.80' to a concrete monument; thence N81°45'29"W 328.21' to a concrete monument; thence S86°06'00"W 218.45' to a concrete monument; thence S34°02'20"W 160.17' to an iron pin in the center of a creek; thence leaving the State property line and with the meanders of a creek the following calls: N56°08'22"W 297.87' to a point; thence N11°56'19"W 40.72', thence N20°21'30"E 57.41'; thence N58°39'53"W 58.06'; thence N85°00'21"W 91.82' thence N67°16'17"W 69.69'; thence N25°11'22"W 122.42'; thence N36°05'02"W 68.92'; thence N21°15'39"W 154.95'; thence N02°20'44 E 182.50'; thence N11°08'31"E 374.10'; thence N23°24'31"W 101.31'; thence N44°59'15"W 51 87'; thence N85°35'24"W 85.68'; N12°13'34"W 42.66'; thence N28°18'23"E 285.85'; thence N70°04'46"E 89.73'; thence N11°02'48"E 294.68' to an iron pin; thence leaving the said creek S81°16'53"E 33.13' to an iron pin at a fence post; thence S78°03'52"E 203.84' to an iron pin at a fence post; thence S82°50'28"E 255.61' to an iron pin set at a fence corner; thence N05°57'28"E 4,334.25' to an iron pin; thence S83°47'03"E 219.68' to an iron pin; thence N06°39'26"E 366.17' to the point of beginning, containing 164.05 acres more or less.

Being the same property conveyed to J. Dedrick Stevens, Trustee from A.D. Ringemann, Trustee, of record in Book 7408, Page 410, Register's Office for Davidson County, Tennessee.