Karen Y Johnson Davidson County
DEEDQC
Batch# 182342
2 pgs
01/10/2019 10:17:44 AM
Fees: $12.00 Taxes: $0.00
20190110-0002659

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 & Anna Ringemann | New Owner | Map 61-15 |
| 3937 Gallatin Road | | Parcel 59 |
| Nashville, TN 37216 | | |

KNOW ALL MEN BY THESE PRESENTS that I, Andrew B. Gibson, Jr., Trustee with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary and in my capacity as Trustee (hereinafter referred to as the "Grantor"), does hereby convey, remise, 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 interest with right of survivorship to the survivor of them, (the said Amon Ringemann and Anna Ringemann hereinafter referred to as the "Grantees") all of my right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 17 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Lot 17 fronts 100 feet on the Westerly side of the Gallatin Road and extends back between parallel lines 250 feet.

This is improved property known as 3929 Gallatin Rd., Nashville, TN. 37216
Being the same property conveyed by Warranty Deed to Andrew B. Gibson, Jr., Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary of record in Book 9145, Page 1, in the Register's Office for Davidson County, Tennessee.

The said Andrew B. Gibson, Jr. served as Trustee for the beneficiary of said trust, 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 located on Gallatin Road 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 but for clarification assume the real estate taxes for the 2018 year.

WITNESS my hand this 31st day of August, 2018.

ANDREW B. GIBSON, JR., TRUSTEE

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 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 31st day of August, 2018.

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-.

Affiant

Sworn to and subscribed before me this 10th day of October, 2018.

Notary Public
My Commission Expires: May 2 2022

WILLIAM L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY