Karen Y Johnson Davidson County
Batch# 182342 DEEDQC
01/10/2019 10:17:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190110-0002660

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 030-00-0
Anna Ringemann		Parcel 011.01
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 Deed to Jim Stevens, a single man, from Robert W. Trotter and wife Ovilee Trotter of record in Book 4377, Page 838, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens a/k/a Jim 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 Tranham Road, 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 14 day of Dec, 2018.

ANDREW B. GIBSON, JR. CO-EXECUTOR

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 14th day of Dec, 2018.

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 24th day of October, 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-.

Anna Fredricka Hargrave
Affiant

Sworn to and subscribed before me this 14th day of Dec, 2018.

William L Hall
Notary Public

My Commission Expires: May 2 2022

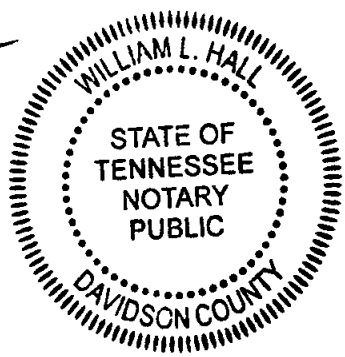


EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, A TRACT OF LAND IN THE 14TH, FORMERLY 24TH, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A HICKORY TREE AT THE NORTHEAST CORNER OF THE LOT OF SAM McCUTCHEN, JR., THENCE NORTHWARDLY WITH FENCE TO AN ELM TREE, THE BANK OF THE BRANCH; THENCE NORTHERLY WITH THE BRANCH TO A WALNUT TREE; THENCE NORTHERLY TO A SYCAMORE TREE; THENCE NORTH 46 DEG. WEST 13.6 POLES WITH THE BRANCH; THENCE NORTH 42 DEG. WEST 17.48 POLES: THENCE NORTH 60 DEG. WEST 10.8 POLES; THENCE NORTH 57.5 DEG. WEST 5.2 POLES; THENCE SOUTH 85 DEG. WEST 4.8 POLES; THENCE NORTH 7 DEG. WEST 36 POLES TO A STAKE IN PLUMLEE'S LINE; AND WITH THE SAME, SOUTH 85 DEG. WEST 17.8 POLES TO A LEANING HICKORY TREE; THENCE SOUTH 3 1/4 DEG. WEST 43.4 POLES TO A BRANCH; THENCE SOUTH 1 DEG. WEST 46.64 POLES TO ISAAC DUKE'S LINE; THENCE NORTH 61 DEG. EAST 6 POLES TO A HICKORY TREE; THENCE SOUTHWARDLY WITH ISAAC DUKE'S LINE, TO A STONE AT THE NORTHWEST CORNER OF THE LOT ABOVE MENTIONED; THENCE EASTWARDLY WITH SAID LOT FENCE TO THE BEGINNING, CONTAINING 23 ACRES MORE OR LESS.