Karen Y Johnson Davidson County
Batch# 182342 DEEDQC
01/10/2019 10:17:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190110-0002662

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 086-00-0
Anna Ringemann		Parcels 061.00
3937 Gallatin Road		259.00 & 260.00
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, 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. D. Stevens, Trustee, with full power to sell, mortgage, transfer or otherwise convey, without the joinder or disclosure of any beneficiary, however the said J. D. 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.

These are unimproved properties located on Andrew Jackson Parkway, 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.

EXHIBIT A

Map 086-00-0 Parcel 061.00
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sullivan Commercial Center, Section 5, as of record in Book 5200, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J.D. Stevens, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiary by Deed from Claude Swann, Trustee, with full power to sell, mortgage, transfer or otherwise convey without joinder or disclosure of any beneficiary of record in Book 7408, Page 433, Register's Office for Davidson County, Tennessee.

Map 086-00-0 Parcel 259.00
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sullivan Commercial Center, Section 5, as of record in Book 5200, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J.D. Stevens, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiary by Deed from Claude Swann, Trustee, with full power to sell, mortgage, transfer or otherwise convey without joinder or disclosure of any beneficiary of record in Book 7408, Page 436, Register's Office for Davidson County, Tennessee.

Map 086-00-0 Parcel 260.00
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sullivan Commercial Center, Section 5, as of record in Book 5200, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J.D. Stevens, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiary by Deed from Claude Swann, Trustee, with full power to sell, mortgage, transfer or otherwise convey without joinder or disclosure of any beneficiary of record in Book 7408, Page 439, Register's Office for Davidson County, Tennessee.

WITNESS our hand this 14th day of Dec, 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.

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.

Witness my hand and official seal this 14th 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 DAVIDSON)

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

Anna F. Ruzzamenti
Affiant

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

William L Hall
Notary Public

My Commission Expires: May 2 2022

