Karen Johnson Davidson County
Batch# 194346 DEEDQC
02/12/2019 10:53:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190212-0013077

THIS INSTRUMENT PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 009-00-0
Anna Ringemann		Parcel 023.00
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:

See Exhibit A

Being the same property conveyed by County Court Clerk's Deed to Jim D. Stevens, from R. E. Worrall, County Court Clerk of record in Book 4718, Page 653, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens a/k/a Jim 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. Jim D. 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 at 7685 Whites Creek 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. 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 11th day of Febuary, 2019.

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William L Hall
Notary Public

My Commission Expires: May 2 2022

STATE OF FLORIDA)
COUNTY OF WALTON)

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 12th day of DECEMBER, 2018.

FLORIDA NOTARY ASSOCIATION SINCE 1976

Tammie Kelley Becker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234227
Expires 7/5/2022

Tammie Kelley Becker
Notary Public
My Commission Expires: 7/05/2022

STATE OF TENNESSEE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anna Fredrick Klingemann
Affiant

Sworn to and subscribed before me this 11th day of February, 2019.

William L Hall
Notary Public

My Commission Expires: May 2 2022



EXHIBIT A

Land located in 14th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey on January 10, 1973, by Eugene Medlin, Surveyor, as follows:

Beginning at a point in the center of Whites Creek Pike; said point being the southeast corner of a tract of land conveyed to C. B. Frey by deed from T.H. Railey as of record in Book 0910, page 125, Register's Office for Davidson County, Tennessee; thence with the center of White's Creek Pike S 53° 15' E 564.30 feet to a point; thence leaving the center of said White's Creek Pike S 18° 15' W 269.06 feet to a corner post and iron pin; thence N 89° 13' W 1319.21 feet to an iron pin; thence N 1° 50' E 575.47 feet to an iron pin; thence due east 932.80 feet to the point of beginning and containing 16.7 acres.