Karen Johnson Davidson County
Batch# 194346 DEEDQC
02/12/2019 10:53:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190212-0013079

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 037-00-0
Anna Ringemann		Parcel 014.00
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 Deed to J. D. Stevens, a single man, from Shelley James Allen and wife Beulah Allen of record in Book 4217, Page 692, 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 Little Marrowbone 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 24th day of Oct, 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 February, 2019.

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 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.

SHERRY A. TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Sherry A. Terrell
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 Fredrick Ruegemann
Affiant

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

William L Hall
Notary Public

My Commission Expires: May 2 2022

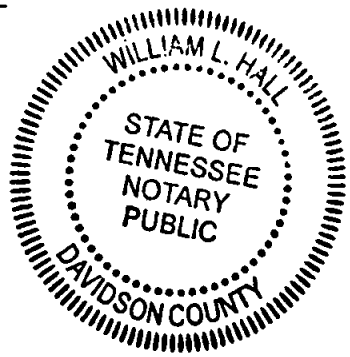


EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Gary R. Cummings, Tennessee Registered Surveyor N0. 36 dated February 18, 1968, as follows:

Beginning at a spike in the center of Little Marrowbone Road where it intersects with Sam Demonbreum Road; thence with the center of Little Marrowbone Road North 84° 32 minutes East 318.2 feet; thence continuing with the center of said road with a curve 547.8 feet to a point; thence continuing with the center of Little Marrowbone Road North 63° East 483.0 feet to a spike; thence North 37° West 209.2 feet to an iron pin; thence North 53° East 208.6 feet to an iron pin; thence North 37° West 409.2 feet to an iron pin; thence North 17° 30 minutes East 246.6 feet to an iron pin; , thence North 25° West 660.0 feet to an iron pin; thence North 5° East 528.0 feet to an iron pin; thence North 55° East 310.2 feet to an iron pin; thence North 18° East 264.0 feet to an iron pin; thence North 16° West 339.9 feet to an iron pin; thence North 30° West 957.7 feet to a spike in the center of Ridge Road; thence with the center of said road South 60° West 617.1 feet to a point; thence South 30° East 41.5 feet to a point; thence South 54° 09' West 268.4 feet to an iron pin in Biggs Southerly line; thence South 55° West with Biggs line 1,184.5 feet to an iron pin in the center of Sam Demonbreum Road; thence with the center of said road South 45° East 594.0 feet, thence continuing with the center of said road, South 30° East 59.4 feet, Sputh 45° 30 minutes East 115.5 feet, South 60° East 132.0 feet South 57° East 330.0 feet, South 43° East 35.6 feet, South 28° East 95.7 feet, South 20° East 203.9 feet, South 12° East 264.0 feet, South 23° East 544.5 feet, South 280.5 feet, South 7° East 231.0 feet, South 35° West 492.5 feet to the point of beginning, containing 88.20 acres, more or less.