Karen Johnson Davidson County
Batch# 194346 DEEDQC
02/12/2019 10:53:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190212-0013081

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/PARCELS
Amon Ringemann &	New Owner	Map 51-8-0
Anna Ringemann		Parcels 113.00
3937 Gallatin Road		114.00
Nashville, TN 37216		114.01

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 ATTACHED HERETO

Being the same property conveyed by Warranty Deed to Jim D. Stevens from Ben H. Watson and wife Laura S. Watson, of record in Book 7017, Page 96 in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens, also known as 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. 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.

These are 3 unimproved lots/properties located on E. Palestine Blvd. 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 since the death of James D. Stevens, but for clarification assume the real estate taxes for the 2018 year.

WITNESS our hand this 11th day of Febuary, 2019.

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 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 14TH day of May, 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 Zudwich Riegemann
Affiant

Sworn to and subscribed before me this 11th day of Febuary, 2018.

William L Hall
Notary Public

My Commission Expires: May 2 2022

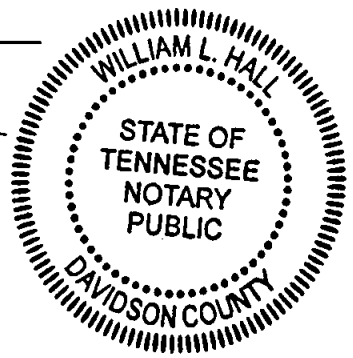


EXHIBIT A

TRACT I: Being the west 75.6 feet front and 75.2 feet rear of Lot "P" on the Map of Due West Montague Subdivision, as of record in Book 421, page 152, Register's Office for said county.

Said part of said lot fronts 75.6 feet on the south side of East Palestine Blvd. and runs back between lines, 213.9 feet on the westerly line and 208 feet more or less on the easterly line to a dead line in the rear on which it measures 75.2 feet.

TRACT II: Being the east 25.2 feet front and 25 feet rear of Lot "P" and the west 29.8 feet front and 30 feet rear of Lot "O" on the Map of Due West Montague Subdivision, as of record in Book 421, page 152, Register's Office for said county, described as follows:

Beginning at a point in the south margin of East Palestine Blvd., 25.2 feet west of the common corner of Lots "O" and "P"; thence southerly 208 feet to a point which is 25 feet west of the corner of said lots; thence easterly 25 feet to the west terminus of a 12 foot alley; thence with the terminus of same, northerly 6 feet more or less to a point in the north margin of said alley; thence easterly 30 feet to a point; thence northerly 200 feet more or less to the south margin of East Palestine Blvd., thence with the margin of the same, westerly 29.8 feet to the point of beginning.

TRACT III: Being the east 71 feet front and 70.2 feet rear of Lot "O" on the Map of Due West Montague Subdivision, as of record in Book 421, page 152, Register's Office for said County.

Said part of said lot fronts 71 feet on the south side of East Palestine Blvd. and extends back 195 feet on the east line and 200 feet more or less on the west line to an alley in the rear on which it measures 70.2 feet.
