THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

Karen Johnson Davidson County
Batch# 194346 DEEDQC
02/12/2019 10:53:36 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190212-0013082

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCELS
Amon Ringemann &	New Owner	Map 29
Anna Ringemann		Parcels 144 & 265
3937 Gallatin Road		
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.

Being the same property conveyed by Warranty Deed from Amon Ringemann, Trustee, with full power to sell, convey, transfer, mortgage or encumber without the necessity of joinder of any beneficiary, to J. Dedrick Stevens, Trustee of record in Book 7408, Page 414, Register's Office of Davidson County, Tennessee.

The said J. Dedrick Stevens also known as James D. Stevens and 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. Dedrick Stevens, Trustee, however the said J. Dedrick Stevens owned these tracts 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.

This is unimproved properties located on Eatons Creek 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 and the Grantees assume the real estate taxes for the 2018 year.

WITNESS our hand this 14th day of May, 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 14th day of May, 2018.

SHERRY A. TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 11th day of Feb, 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 DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Anna F. Benjamin
Affiant

Sworn to and subscribed before me this 11th day of Febuary, 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 of Alley & Brown, Engineers, dated April 4, 1969, as described as follows:

TRACT 1: Beginning at a point in the northerly margin of a 50 foot easement; said easement being recorded in Book 4276, page 581, R.O.D.C., and said point being a common corner in the most easterly margin of the Clive Anderson, Sr., et al property; thence South 66° 15' West 51.0 feet along the northerly margin of said easement to a point; thence north 31° 30' West, 460.98 feet to a point; thence North 84° 05' West, 60.0 feet to a point on a curve having a radius of 1217.0 feet; thence along said curve to the right, a distance of 1368.92 feet to a point; thence North 85° 05' West, 185.0 feet to a point; thence North 4° 55' East 50.0 feet to a point; thence South 86° 05' east, 50.0 feet to a point, said point being a common corner of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 85° 05' East, 984.78 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al. properties; thence North 78° 55' East, 344.20 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 84° 05' East, 202.16 feet to a point; said point being on the common margin of John B. Aita et ux and Clive Anderson, Sr., et al properties; thence South 31° 30' East, 480.88 feet to the point of beginning containing 6.097 acres more or less.

EXHIBIT A
CONTINUED

TRACT II: Beginning at a point in the northwest corner of the John B. Aita and wife property, said point being a common corner with the most northeasterly corner of the Clive Anderson, Sr., et al property; thence South 3° 55' West, 2249.94 feet along a common line between the John B. Aita, et ux property and the Clive Anderson, Sr., et al property to a point, said point being in the southwest corner of the John B. Aita, et ux property; thence North 86° 05' West, 511.50 feet to a point, said point being on the westerly margin of the Clive Anderson, Sr., et al property; thence North 3° 55' East, 2249.94 feet along the westerly margin of the Clive Anderson, Sr., et al property to a point, said point being in the northwest corner of the herein described tract of land; thence South 86° 05' East, 511.50 feet to the point of beginning, said tract containing 26.42 acres more or less.

The Grantors hereby grant unto the Grantees, its successors and assigns, the right of egress and ingress over a portion of a private road owned by said Grantors, described as follows: Being a 50 foot easement for purposes of ingress and egress, said easement having previously been recorded in Book 4276, page 581, R.O. D.C.: Beginning at a point in the westerly margin of Eaton's Creek Road, said point being South 6° 30' East, 84 feet as measured along the westerly margin of Eaton's Creek Road from the northeasterly corner of property conveyed to Olive E. Conchin by deed from J. C. Carrington, et ux as recorded in Book 4243, page 691, R.O.D.C.; thence South 58° 30' West, 645.0 feet to a point; thence North 85° 00' West, 345.0 feet to a point; thence South 66° 15' West, 38.0 feet to a point; thence North 31° 30' West, 54.0 feet to a point; thence North 66° 15' East, 51.0 feet to a point, said point being a common corner on the most easterly margin of the Clive Anderson, Sr., et al property; thence South 85° 00' East, 351.10 feet to a point; thence North 58° 30' East, 640.4 feet to a point on the westerly margin of Eaton's Creek Road; thence South 6° 30' East, 55.0 feet along said margin to the point of beginning. Said right shall run with the land and be binding on all present and future owners.

EXHIBIT A
CONTINUED

Land in the 14th Civil District of Davidson County, Tennessee, described according to survey of Wayne S. Cooper, Sr., Surveyor, Certificate #17, dated August 9, 12, 13, 1968, as follows:

Beginning at a point in the westerly margin of Eaton's Creek Road, said point being South 9 deg. 40' East 84 feet as measured along the westerly margin of Eaton's Creek Road from the northeasterly corner of property conveyed to Olice E. Conchin and wife, Charlene Conchin, by deed from J. C. Carrington et ux. of record in Book 4243, page 691 Register's Office for Davidson County, Tennessee; thence said property herein conveyed fronts from the point of beginning 50 feet on the westerly side of Eaton's Creek Road and runs back between parallel lines as follows: South 58 deg. 30' west 290 feet, more or less, to a point; South 58 deg. 30' West 360.4 feet to a point; North 85 deg. West 351.10 feet to a point; South 66 deg. 15' West 192.00 feet to a point; South 45 deg. 32' West 117.10 feet to a point; South 31 deg. 15' West 137.45 feet to a point; South 49 deg. 48' West 159.70 feet to a line in the rear on which it measures South 32 deg. 33' East 50 feet thereon, this conveyance being a well-graded road. This above conveyance is made subject to egress and ingress to Anna Wright property subject to rights of anyone owning land between road and her property. This above conveyance is made subject to egress and ingress of adjoining properties to the said road above described.

Beginning at a point in the northerly margin of the above-described well-graded road, said point being South 58 deg. 30' West 290 feet, more or less, and 360.4 feet and thence North 85 deg. West 351.10 feet as measured along the northerly margin of said well-graded road from the intersection of the northerly margin of the road herein above described and the westerly margin of Eaton's Creek Road; thence leaving said well-graded road and running in a northwwesterly direction, North 31 deg. 30' West 488.88 feet to an iron pin in the southerly margin of property conveyed to John B. Aita being of record in Book 1306, page 456, Register's Office for Davidson County, Tennessee; thence running along said Aita's southerly margin as follows: North 84 deg. 05' West 202.16 feet to a point, South 78 deg. 55' West 344.20 feet to an iron pin, North 85 deg. 05' West 984.78 feet to an iron pin in the westerly margin of said Aita's property; thence with the westerly margin of Aita's property. North 3 deg. 55' East 2305.94 feet to an iron pin in the southerly margin of property conveyed to Sue T. Viaches, of record in Book 3798, page 59, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Viaches' property North 86 deg. 05' West 511.50 feet to an iron pin in the

EXHIBIT A
CONTINUED

southerly margin of said Viaches property; thence leaving said Viaches southerly line and running in a southwesterly direction, South 3 deg. 55' West 4200.51 feet along the easterly margin of property conveyed to Edward R. Caruer, of record in Book 3316, page 629 Register's Office for Davidson County, Tennessee, and the easterly margin of property conveyed to Frank Frutiger, of record in Book 846, page 193, Register's Office for Davidson County, Tennessee, and partly along the easterly margin of property conveyed to others to an iron pin in the easterly line of said Frutiger's property; thence leaving said Frutiger's easterly line and running in an easterly direction, North 62 deg. 26' East 613.04 feet to an iron pin; thence North 84 deg. 02' East 1119.28 feet to a point; thence North 53 deg. 56' East 245.62 feet to an iron pin; thence North 19 deg. 59' East 435.98 feet to an iron pin; thence North 32 deg. 33' West 77.30 feet to a point in the northerly margin of the above described well-graded road; thence running with the northerly margin of said well-graded road as follows: North 49 deg. 48' East 159.70 feet to a point, North 31 deg. 15' East 137.45 feet to a point, North 45 deg. 32' East 117.10 feet to an iron pin, North 66 deg. 15' East 192.00 feet to the point of beginning, containing 97.3 acres, more or less.

Included in the above 97.3 acre description is the 6.097 acre tract and the 26.42 acre tract set out above.