Karen Johnson Davidson County
Batch# 194346 DEEDQC
02/12/2019 10:53:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190212-0013083

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 118-2
Anna Ringemann		Parcel 277.00
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 ATTACHED HERETO

Being the same property conveyed by Quit Claim Deed to J. Dedrick Stevens from A.D. Ringemann, Trustee, with full power to sell, mortgage, or otherwise convey without the joinder or disclosure of any beneficiaries of record in Book 7408, Page 398, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens, also known as J.D. Stevens and also known as J. Dedrick 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.

This is unimproved property located off Berry Road 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 14TH day of May, 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 Feb, 2019.

WILLIAM F HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William F 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 Fredrick Ringemann
Affiant

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

William L Hall
Notary Public

My Commission Expires: May 2 2022

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the partition of lands in the case styled "D. R. Johnson, et al, vs. R. L. Armistead, et al," Plan Book 2, Page 73, of the Chancery Court of said County. Said property is more particularly described according to a survey by Barge, Waggoner and Sumner, Inc., dated April 4, 1970, and revised April 9, 1970, as follows:

Beginning at an iron pin in the westerly margin of the Louisville and Nashville Railroad Company right-of-way, said point being the southwest corner of the Crescent Amusement Co. property and the point of intersection of the westerly margin of the Louisville and Nashville Railroad Company right-of-way and a line north of, parallel to, and 50 feet from the center line of the abandoned Tennessee Central Railway Company main tract; thence with the said Louisville and Nashville Railroad Company westerly margin S. 2 deg. 48' West 59.37 feet to an iron pin; being the center line of the said abandoned Tennessee Central Railway Company main tract; thence with said center line South 60 deg. 09' West 35.63 feet to an iron pin; thence South 2 deg. 48' West 59.37 feet to an iron pin in the northerly line of the B. Walter Ernst property; thence with the northerly boundary of the said Ernst property South 60 deg. 09' West 118.41 feet to an iron pin; thence North 1 deg. 16' West 113.81 feet to an iron pin in the southerly line of the Crescent Amusement Co. property; thence with said Crescent Amusement Co. property line North 60 deg. 09' East 163.65 feet to the point of beginning, containing 0.32 acres, more or less.