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# 236217 DEEDQC
05/30/2019 09:41:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190530-0051097

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 51-10
Anna Ringemann		Parcel 002.00
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.

The said James D. Stevens, 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. D. Stevens, Trustee, with full power to mortgage, sell, and/or transfer, without the joinder of beneficiary or any other party, however the said J. D. Stevens owned this tract 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 improved property located at 1214 Briarville 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 and the Grantees assume the real estate taxes for the 2018 year.

WITNESS our hand this 21st day of May, 2018.

ANDREW B. GIBSON, JR. CO-EXECUTOR

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. TARRENT STATE 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 21st day of May, 2018.

WILLIAM L. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 3 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Anna F. Kirgemann
Affiant

Sworn to and subscribed before me this 21st day of May, 2018.

William L Hall
Notary Public
My Commission Expires: May 2 2022



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Oakland Acres, Section Six, as of record in Plat Book 2330, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Beginning on the west margin of Briarville Road at the corner of lots Nos. 4 on said plan; thence southerly with the westerly margin of Briarville Road, south 5 deg. 00' west 113.1 feet to an iron stake, the beginning of a 25 foot radius curve to the right; thence around said curve 38.8 feet to an iron stake in the north margin of 35-foot strip for widening the existing lane to a 50-foot street; thence with the north margin of said 35-foot strip north 86 deg. 05' west 265.5 feet to an iron stake; thence north 5 deg. 00' east 144 feet to the corner of said lots Nos. 4 and 5; thence with the line between said lots south 85 deg. 00' east 290 feet to the point of beginning.

Being the same property conveyed to J.D. Stevens, Trustee with full power to mortgage, sell, and/or transfer without joinder of beneficiary or any other party, by Trustee's Deed from Andrew B. Gibson, Jr, Trustee pursuant to an Installment Deed in which the said Trustee foreclosed on the property and then conveyed by Trustee's Deed of record in Instrument Number 20061211-0152959, Register's Office for Davidson County, Tennessee.