Karen Johnson Davidson County
Batch# 236217 DEEDQC
05/30/2019 09:41:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190530-0051106

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 128
Anna Ringemann		Parcel 129.00
3937 Gallatin Road		And Map 128-02
Nashville, TN 37216		Parcel 10.00

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 two tracts of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Being Lot No. 29 and a 5.423 acre tract adjacent to said Lot all of which is described in Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to D. Stevens, Trustee, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiaries from Jacey A. Moore, a single person of record in Book 5987, Page 566 in the Registers Office for Davidson County, Tennessee.

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 D. Stevens, Trustee, with full power to sell, mortgage or otherwise convey, without the joinder or disclosure of any beneficiaries, however the said. 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 unimproved properties located on Forrest Valley Court, 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 16th day of January, 2019.

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 24th day of October, 2018.

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 16th day of January, 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 Z. Ringemann
Affiant

Sworn to and subscribed before me this 16th day of January, 2019

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



EXHIBIT A

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 29 of Thousand Oaks Estates, of record in Book 3700, page 82, Register's Office for Davidson County, Tennessee, together with an adjacent tract of land containing 5.423 acres, more or less, both of which is described as follows:
Beginning at a point in the westerly curving margin of Forrest Valley Court, said point being the common front corner of Lots 28 and 29 on the Plan of said Thousand Oaks Estates; thence leaving Forrest Valley Court and with the northwesterly line of Lot No. 28 on said plan South 37° 30' West 350.11 feet to a point, said point being the common rear corner of Lots 28 and 29 on said plan; thence with the common rear line of Lot No. 28, South 68° 59' 32" East 228.95 feet to a monument; thence partially with the rear line of Lot 28, and with the rear line of Lot 27, North 87° 29' 59" East 253.92 feet to a monument placed at the common rear corner of Lots 23 and 27; thence with the rear line of Lot 23, South 38° 29' 28" East 90 feet to a concrete monument in the rear line of Lot No. 23; thence South 59° 13' West 475.95 feet to a point; thence North 85° 47' West 408.85 feet to a point; thence North 04° 15' East 183.2 feet to a point; thence North 07° 30' East 132 feet to a point; thence North 12° 30' East 82.5 feet to a point; thence North 08° 00' West 166.87 feet to a point; thence North 75° 30' East 412.3 feet to a point in the westerly margin of Forrest Valley Court; thence with the curving margin of said Court and in a generally southeasterly direction 39.79 feet to the point of beginning, said Lot No. 29 and adjacent tract contains in all 6.56 acres, more or less.
Being the same property conveyed to Jacey A. Moore by deed from Howard M. Marchant, E. J. Preston, Harry J. Blackman, Edward J. Shea and A. B. Pearson of record in Book 5179, page 11, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4056, page 371, and Book 4072, page 318, Register's Office for Davidson County, Tennessee; the Plan of record in Book 3700, page 82, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements; and an Easement for one hundred foot easement for power lines in Book 787, pages 28 and 46, Register's Office for Davidson County, Tennessee.