Karen Johnson Davidson County
Batch# 236217 DEEDQC
05/30/2019 09:41:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190530-0051110

THIS INSTRUMENT PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 138-00-0
Anna Ringemann		Parcel 112.00
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 and incorporated herein.

Being the same property conveyed by Quitclaim Deed to James D. Stevens, a single person from Tom G. Coleman, Jr., Trustee with full power to sell, mortgage, transfer or convey without the joinder or disclosure of any beneficiary executed on July 20, 1999 but not recorded until 2012 of record in Instrument No. 20120905-0080362 in the Register's Office for Davidson County, Tennessee. Also referenced in Affidavit of record in in Instrument No. 20120905-0080359, said Register's Office.

The said James 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.

This is unimproved property located on South Mt. Juliet 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. 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 2019 year.

WITNESS our hand this 29th day of March, 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 29th day of March, 2019.

William L Hall

Notary Public

WILLIAM L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 2 2022

STATE OF FLORIDA)
COUNTY OF WALTON)

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 25th day of MARCH, 2019.

Tammie Kelley Becker

Tammie Kelley Becker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234227
Expires 7/5/2022

Notary Public
My Commission Expires: 07/05/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Anna Elisabeth Klingemann
Affiant

Sworn to and subscribed before me this 29th day of March, 2019.

William L Hall
Notary Public

My Commission Expires: May 2 2022

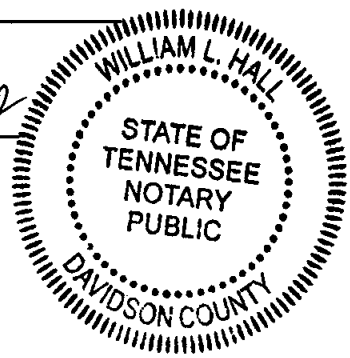

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by G. Barry Greer, surveyor, as follows:

Beginning at a point in So. Mt. Juliet Rd., 1125 feet in a southerly direction as measured along the westerly margin of Mt. Juliet Rd., from the southeast corner of the H. L. Ridley property as shown in Book 3283, page 160, Register's Office for Davidson County, Tennessee, thence S 5° 57' W 220 feet with the westerly margin of So. Mt. Juliet Rd., to a point; thence N 84° 05' W 616.5 feet to a point; thence N 06° 48' E 220 feet to a point; thence S 84° 05' E 613.3 feet to the point of beginning, containing 3.1 acres, more or less.