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# 236613 DEEDQC
05/30/2019 11:48:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190530-0051300

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 77
Anna Ringemann		Parcel 038.00
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. D. Stevens from Ezell Dickerson, Trustee, with full power to mortgage, sell, transfer & convey without the joinder of any beneficiary of record in Instrument No. 20010223-0017304, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens, also known as J.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 off Biggs 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 12th day of February, 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 12 day of February, 2019.

WILLIAM T. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

William T 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 Rongemaier
Affiant

Sworn to and subscribed before me this 12 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

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract #34 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows: Beginning at an angle iron set at the end of the centerline of Biggs Road; thence with the centerline of an access easement S39-36W a distance of 100' to a point; thence leaving said access easement S22-10-24W a distance of 2445.9' to a 36 inch Oak Stump; thence N44-39E a distance of 165.2' to a 28 inch Oak Stump thence N77-00E a distance of 207.05' to an iron pin set in the center of several Gum Sprouts; thence S63-11E a distance of 381.32' to a 36 inch Oak Stump near an old ridge road; thence N02-30E a distance of 1009.8' to a point; thence N11-53-20E a distance of 1259.28' to a point in the Southeastern margin of an access easement; thence with said easement N39-36E a distance of 125' more or less to a point; thence N85-42-33W a distance of 57' more or less to the beginning, and containing 14.44 acres, more or less.
Being the same property conveyed to Ezell Dickerson, Trustee with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, by Installment Deed from First American National Bank of Nashville and James W. Allen, Jr. Co-Trustees, of the Estate of George H. Hobbs as of record in Book 4665 page 741 R.O.D.C., Tn.