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
20190530-0051301

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 77
Anna Ringemann		Parcel 037.00
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. 20010223-0017305, 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 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 12 day of Febuary, 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 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 Fredrika Ringemann
Affiant

Sworn to and subscribed before me this 12 day of February, 2018

William L Hall
Notary Public

My Commission Expires: May 2 2022



EXHIBIT A

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract #33 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 the end of the centerline of Biggs Road; thence with the center of an access easement S39-36W a distance of 100' to a point; thence S22-10-24W a distance of 2449' to a 36 inch Oak Stump in the center of a ridge; thence with the center of said ridge S19-23-23W a distance of 139.28' to a 12 inch White Oak Tree; thence S03-01W a distance of 188.09' to an 18 inch Hickory Tree; thence S00-48E a distance of 258.94' to an iron pin set in a pile of stones at a fence corner; thence S40-35W a distance of 429.0' to a point; thence S48-05W a distance of 300.30' to a point thence S50-05W a distance of 140.25' to a point; thence S63-35W a distance of 699.60' to a point; thence S25-46-12W a distance of 67.37' to a stone pile; thence N86-24W a distance of 50' to a point in the approx. Davidson-Cheatham Counties Line; thence N05-54-50E a distance of 1722.55' to a point; thence N44-02E a distance of 2986.03' to a point in the Northwestern margin of an access easement; thence with said margin N39-36E a distance of 100' to a point; thence S50-24E a distance of 50' to the beginning, contain 68.5 acres, more or less.