Karen Johnson Davidson County
Batch# 242481 DEEDQC
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Fees: $27.00 Taxes: $0.00
20190612-0056439

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 & Anna Ringemann	New Owner	Map 041-00-0
3937 Gallatin Road		Parcel 178.00
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, J. Bruce Rainey, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary and in my capacity as Trustee (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim an undivided one half (1/2) interest and 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 each shall own their one half (½) undivided interest with right of survivorship to the survivor of them, (the said Amon Ringemann and Anna Ringemann hereinafter referred to as the "Grantees") all of my right, title and interest in and to lands in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit A

Being the same property conveyed to J. Bruce Rainey, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Warranty Deed from L. Dale Beck of record in Book 11199, Page 517 in the Register's Office of Davidson County, Tennessee.

Jim Stevens was the beneficiary of the trust of which the Grantor has served as Trustee for the benefit of Jim Stevens but since the death of Jim Stevens, also known as James D. Stevens, the interest owned by Jim Stevens 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 said James 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.

This is unimproved property located on 1329 Bellshire Drive in Nashville, 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 which are of record in the Davidson County, Tennessee Register of Deeds Office, as well as those matters shown on Exhibit B attached hereto and incorporated herein by reference. Grantee assumes the real estate taxes for the 2018 year.

WITNESS our hand this 29 day of May, 2019.

J Bruce Rainey, Trustee
J. BRUCE RAINEY, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned Notary Public in and for said County and State, the within named J. Bruce Rainey, personally appeared, in his capacity as Trustee, 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 Trustee, 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 Trustee.

Witness my hand and official seal this 29th day of May, 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 Bergemann
Affiant

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

William L Hall
Notary Public

My Commission Expires: May 2 2022

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

TRACT VI

Land in the 3rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 9, 1998 and known as Job No. 970248 and being more particularly described as follows:

Beginning at an iron pin set on the southerly margin of BellShire Drive, said point of beginning being the Northwest corner of the herein described tract, and also being 1071.17' as measured along the southerly margin of BellShire Drive from the center line of Brick Church Pike; thence, with the southerly margin of BellShire Drive and a curve to the left having a radius of 784.27' and a long chord of 50.50' said chord having a bearing of N 80 degrees 41 minutes 08 seconds E a distance along the curve of 50.50' to an iron pin; thence, leaving the margin of BellShire Drive S 17 degrees 21 minutes 10 seconds E 278.86' to an iron pin; thence, S 75 degrees 38 minutes 38 seconds E 419.80' to an iron pin; thence, S 08 degrees 10 minutes 55 seconds W 477.72' to an iron pin; thence, N 87 degrees 16 minutes 00 seconds W 381.51' to an iron pin; thence, N 08 degrees 10 minutes 55 seconds E 384.44' to an iron pin; thence, N 17 degrees 21 minutes 08 seconds W 475.76' to the point of beginning, containing 5.02 acres more or less.

In addition to the above, Grantee is entitled to the use of a sanitary sewer easement which has been dedicated from Tract 5 as reflected on the auction plat prepared by Bruce Rainey and Associates dated March 9, 1998 and revised September 21, 1998 and October 12, 1998, said auction plat being unrecorded, but a copy attached hereto and incorporated herein by reference.

EXHIBIT "B"

All matters shown on the Plan of record in Book 2331, page 128, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6447, page 755, said Register's Office.

Any portion of the premises lying with the bounds of Bellshire Drive.

Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

Those matters reflected on an auction plat prepared by Bruce Rainey and Associates dated March 9, 1998, and revised on September 21, 1998 and October 12, 1998, including but not limited to the 100-year flood line which is located on a portion of the property described in Exhibit "A", said auction plat being unrecorded, but a copy attached hereto and incorporated herein by reference.

Subject to a 20 foot permanent sanitary sewer easement which is located on the southern portion of the Property running from Tract 5 to Tract 7 of the above mentioned Bruce Rainey Plat, and running parallel to the southern boundary line of the Property. This permanent sanitary sewer easement is for the installation and maintenance of sanitary sewer lines for the benefit of Tracts 6, 7, 8 and 9 of the above mentioned Bruce Rainey Plat, which is attached to this Exhibit and incorporated herein by reference. In addition to the 20 foot permanent sanitary sewer easement, the Property is subject to a 10 foot temporary construction easement located adjacent to the 20 foot permanent easement described above and extending 10 feet to the north from the 20 foot permanent sanitary sewer easement for purposes of constructing and maintaining the sanitary sewer lines in the 20 foot permanent sanitary sewer easement.

EXHIBIT "B", CONTINUED

