Karen Johnson Davidson County
Batch# 242481 DEEDQC
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Fees: $27.00 Taxes: $0.00
20190612-0056440

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 177.00 |
| 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 511 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 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 May day of 29, 2018.

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 29 day of May, 2018.

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 Brigmann
Affiant

Sworn to and subscribed before me this 29th day of May, 2018.

William L Hall
Notary Public

My Commission Expires: May 2 2022

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT A

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 835.50' easterly 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 234.79' said chord having a bearing of S 88 degrees 51 minutes 39 seconds E, a distance along the curve of 235.67' to an iron pin; thence, leaving the margin of BellShire Drive S 17 degrees 21 minutes 09 seconds E 475.76' to an iron pin; thence, S 08 degrees 10 minutes 55 seconds S 364.44' to an iron pin; thence, N 87 degrees 16 minutes 00 seconds W 104.77' to an iron pin; thence, N 87 degrees 08 minutes 08 seconds W 75.86' to an iron pin; thence, N 01 degrees 52 minutes 08 seconds W 286.98' to an iron pin; thence, N 58 degrees 07 minutes 38 seconds W 157.32' to an iron pin; thence, N 12 degrees 07 minutes 44 seconds W 255.59' to an iron pin; thence, N 14 degrees 48 minutes 54 seconds E 192.74' to the point of beginning containing 5.20 acres more or less.

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 6218, page 223, said Register's Office.

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

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6297, page 57, 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" and a sanitary sewer line and manhole which extends from the main sanitary sewer line established by easement of record in Book 6297, page 57, said Register's Office, 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 an existing manhole as shown on the above mentioned Bruce Rainey Plat, and running southeast to the common southern boundary line of Tract 6 of the above mentioned Bruce Rainey Plat. 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, the owners of Tract 2 and Tract 1, their successors and assigns, have the right to attach to the existing sewer line established by easement of record in Book 6297, page 57, said Register's Office, which line is located along the western line of the Property. 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 southwest from said line for purposes of constructing and maintaining the sanitary sewer lines in the 20 foot permanent sanitary sewer easement.

EXHIBIT "B", CONTINUED

