Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190612-0056441

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 &	New Owner	Map 069-03-0
Anna Ringemann		Parcel 022.00
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

Being the same property conveyed by Deed to James D. Stevens, from Charles E. Tucker and wife Peggy S. Tucker of record in Book 5253, Page 188, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens a/k/a Jim 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. Jim Stevens and James D. Stevens are one and the same person. 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 Drakes Branch 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 2018 year.

WITNESS our hand this 30th day of October, 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 30th day of October, 2018.

William L Hall
Notary Public

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 24TH day of October, 2018.

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 Ringemann
Affiant

Sworn to and subscribed before me this 30th day of October, 2018.

William L Hall
Notary Public

My Commission Expires: May 2 2022

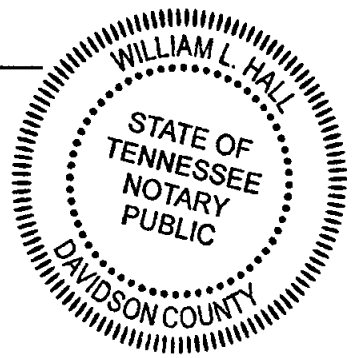


EXHIBIT A

Being Lot No.11,of Block "GG", on the Map of Fairview Subdivision,as of Record in Book 1130,Page 54,R.O.D.C., Tennessee,described as follows:

Beginning at a point in the southerly margin of Fairview Drive,which point is th common corner of Lot 10 and 11,Block "GG",of said subdivision,as shown on above mentioned Map; thence extending westerly along the southerly margin of Fairview Drive a distance of 192.0 feet to a point in the center of Drakes Branch Road; thence southerly a distance of 98.3 feet to a point in Drakes Branch Road;thence southwesterly a distance of 61.7 feet to a point in Drakes Branch Road,which point is the common corner of Lots 11 and 12,Block "GG";thence easter a distance of 219.7 feet to a point,being the common corner of Lots 10 and 11; thence northerly a distance of 150.0 feet to the point of beginning.