Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056442

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 147-04-0
3937 Gallatin Road		Parcel 056.00
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, Bruce Rainey, Trustee with full power to sell, encumber and otherwise convey without the joinder or disclosure 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 Bruce Rainey, Trustee with full power to sell, encumber and otherwise convey without the joinder or disclosure of any beneficiary, by Warranty Deed from Joyce B. Wright, of record in Instrument Number 20110606-0043251 in the Registers Office of Davidson County, Tennessee. The Grantees were the beneficiaries of the trust which the Grantor has served as Trustee, having held title to the above described property for the benefit of the Grantees.

This is improved property located at 4804 Humber Drive Nashville, TN, 37211 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 which are of record in the Davidson County, Tennessee Register of Deeds Office. Grantee assumes the real estate taxes for the 2018 year.

WITNESS our hand this May day of 29, 2019.

Bruce Rainey Trustee
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 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 Bergmann
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

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Beverly Heights, Section II, as of record in Book 2331 Page 42, Register's Office for said County. For more and complete description reference the Plat of record in Book 2331 Page 42 Register's Office of Davidson County Tennessee.

SAID Lot No. 93 begins at a point on the northerly margin of Torbay Drive the common corner of Lots Nos. 93 and 94; thence with the line between said two lots, northerly 223.9 feet to a point in the southerly line of Lot No. 91; thence with the line between Lots 91 and 93, 10 feet to the southeasterly corner of Lot 92; thence westerly with the line between Lots Nos. 92 and 93; 211.9 feet to a point in the easterly margin of Humber Drive; thence with a curve having a radius of 1225.00' a distance along the curve of 75.1' to a point; thence continuing with Humber Drive Southwesterly 104.9' to a point; thence with a turnout curve having a radius of 25' a distance along the curve of 39.27' to a point in the northerly margin of said Torbay Drive; thence easterly with the margin of the same 59.7' to a point; thence with a curve having a radius of 425.00' a distance along the curve of 85.3' to the point of beginning.