Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190612-0056444

THIS INSTRUMENT PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann &	New Owner	Map 052-13-0
Anna Ringemann		Parcels 005.00 &
3937 Gallatin Road		006.00
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 Warranty Deed to Jim D. Stevens from Robert W. Kinsey and wife Mary Jane Kinsey of record in Book 6512, Page 539, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens, also known as Jim D. Stevens and also known as J. Dedrick 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.

These are unimproved properties located at 2631 & 2635 Miami Ave. 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 2019 year.

WITNESS our hand this 8th day of March, 2019.

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 8th day of March, 2019.

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William L Hall
Notary Public

My Commission Expires: May 2 2022

STATE OF FLORIDA)
COUNTY OF WALTON)

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 5th day of March, 2019.

MINETTA D OLIVER
Commission # GG 85413
My Commission Expires
March 21, 2021

Minetta D Oliver
Notary Public
My Commission Expires: 03/21/2021

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 8th day of March, 2019.

William L Hall
Notary Public

My Commission Expires: May 2 2022

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BEING Lots Nos. sixteen (16) and seventeen (17) in J. H. Gothard's Subdivision of a tract of 9.08 acres surveyed off the North part of Tract No. 1 as described in deed from John A. Bealafelt and wife, of record in Book No. 651, Page 769, Register's Office of Davidson County, Tennessee, which plan is of record in Book No. 547, Page 79, of said Register's Office. Said Lots Nos. sixteen (16) and seventeen (17) front fifty (50) feet each on the Cumberland River at low water mark and extend back between parallel lines 160 feet, more or less, to a 20 foot roadway or avenue.

THERE IS INCLUDED IN THE ABOVE DESCRIBED REAL PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM, the following described real property:

Land in Davidson County, Tennessee, being part of Lot Nos. 16 and 17 on the Map of Goddard's Subdivision, of record in Book 547, Page 79, Register's Office for said County and described as follows: BEGINNING at a point, said point being the Southwest corner of Lot No. 16, said point also being in the North margin of Miami Avenue; thence Northerly along the Westerly margin of Lot No. 16, 4 feet to a point in the new proposed Northerly right-of-way line of Miami Avenue, thence Easterly along said proposed Northerly right-of-way line of Miami Avenue, 100 feet to a point in the Easterly margin of Lot No. 17; thence Southerly along the Easterly margin of Lot No. 17, 8 feet to a point, said point being the Southeasterly corner of Lot No. 17; thence Westerly along the present Northerly right-of-way line of Miami Avenue, 100 feet to the point of beginning.