Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190612-0056446

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 & Anna Ringemann	New Owner	Map 074-00-0
3937 Gallatin Road		Parcel 040.00
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, John T. Bottom, Jr., Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiaries 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 land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

SEE EXHIBIT A For Legal Description

Being the same property conveyed to John T. Bottom, Jr., Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiaries, from Helen C. Burks by Deed of record in Book 8017, Page 673, Register's Office for Davidson County, Tennessee.

Jim Stevens was the beneficiary of the trust of which the Grantor has served as Trustee for the benefit of James D. Stevens but since the death of James D. Stevens, the interest owned by James D. 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 Neelys Bend Rd, 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 2019 year.

WITNESS our hand this 29th day of May, 2017.

John T Bottom, Trustee
JOHN T. BOTTOM, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named John T. Bottom, Jr. 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 Klingemann
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

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being a part of Parcel 40 on Tax Map 74 and being more particularly described according to a survey * by Ragan-Smith-Murphy & Associates, Inc. dated December 5, 1989, Job No. 89-181 as follows:

Beginning at an iron pin set on the easterly right-of-way line of Neeley's Bend Road, said iron pin being the common corner of Tracts 1 and 3 of this survey and also being S 18° 27' 08" E, 50.0 feet from the original northwest corner of the overall tract of which this is a part, said pin being 3,169 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence,

1. With the common line between Tracts 1 and 3, N 68° 37' 48" E, 205.00 feet to an iron pin set; thence,
2. N 26° 14' 24" E, 118.78 feet to an iron pin set; thence,
3. N 68° 37' 08" E, 384.00 feet to an iron pin set; thence,
4. S 16° 52' 11" E, 368.84 feet to an iron pin set in the northerly line of Tract No. 2 of this survey; thence,
5. With the north line of Tract 2, S 69° 31' 50" W, 662.00 feet to an iron pin set on the easterly right-of-way line of Neeley's Bend Road; thence,
6. With the easterly right-of-way line of Neeley's Bend Road, N 18° 27' 08" W, 277.50 feet to the point of beginning and containing 222,209 square feet or 5.101 acres.

* attached hereto as EXHIBIT "B"

EXHIBIT A Continued

The above described Property is subject to the two easements:

for the existing water line, electric power line and telephone line presently serving said Tract No. 1 (as shown on the survey attached hereto as EXHIBIT "B"), being more particularly described as follows:

Easement No. 1:

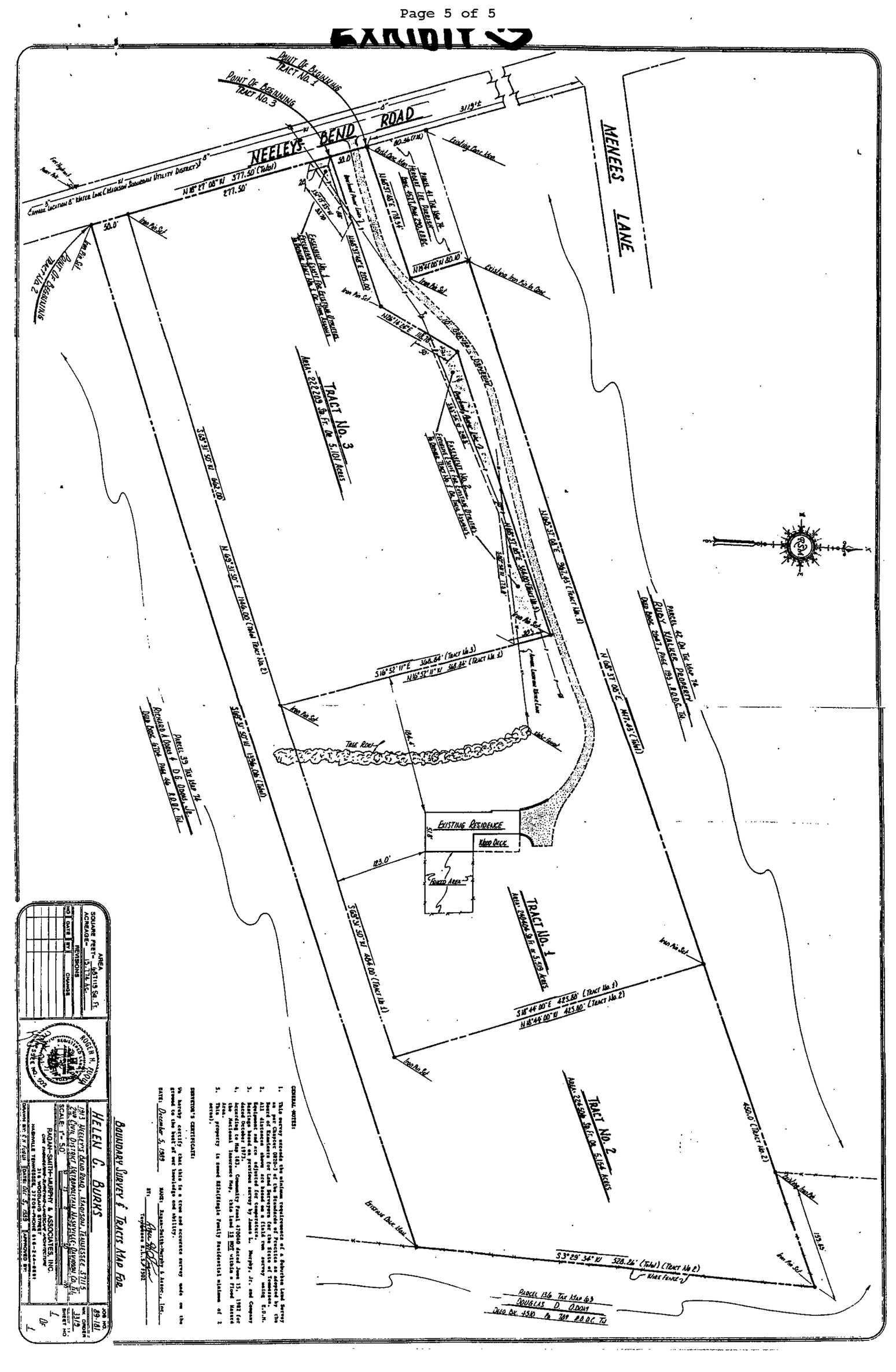
Beginning at the northwest corner of Tract No. 3 (this tract) thence with the north line, North 68 degrees 37 minutes 48 seconds East, 88 feet to a point; thence severing Tract No. 3 and parallel to existing overhead power line and approximately 5 feet south of said line, South 51 degrees 15 minutes 55 seconds West, 93.70 feet to a point on the easterly right-of-way line of Neeley's Bend Road; thence with the easterly right-of-way line of Neeley's Bend Road, North 18 degrees 27 minutes 08 seconds West, 28 feet to the point of beginning.

Easement No. 2:

Beginning at the northeast corner of Tract No. 3 (this tract) also corner of Tract No. 1; thence with the common line between tracts 1 and 3, South 16 degrees 52 minutes 11 seconds East, 50 feet to a point; thence South 80 degrees 50 minutes West, 173.0 feet; thence South 63 degrees 54 minutes West, 248.8 feet to a point in the common line between Tracts 1 and 3; thence with said common line, North 26 degrees 14 minutes 24 seconds East, 50 feet to an iron pin; thence, North 68 degrees 37 minutes 08 seconds East, 384.00 feet to the point of beginning.

Said easements shall run with the land, inuring to the benefit of the owners, their heirs, successors, assigns and transferees, of the said Tract No. 1 only until said existing water line, electric power line and telephone line (hereinafter referred to as "lines") are replaced, removed and/or permanently disconnected. This does not preclude the repair and maintenance of said lines. The intent of the parties is to preserve the use of the present lines until either or both are replaced and/or improvements are made in these lines. At that time, the line or lines affected shall be relocated on said Tract 1 or relocated by agreement of the present owners of this Tract No. 3 and Tract No. 1, and the affected easement(s) shall then be extinguished. These easements are exclusively for the reasonable use, maintenance and repair of said lines. The owners of Tract No. 2 (that adjoins Tract No. 1) shall have no rights to these easements.

EXHIBIT 2



BOUNDARY SURVEY & TRACTS MAP FOR

HELEN C. BURNS

1913 NEELEYS BEND ROAD, MADISON, TENNESSEE 37115

2nd CIVIL DISTRICT OF DAVIDSON CO., TN.

SCALE: 1" = 50'

RADAN-SMITH-MURPHY & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
MADISON, TENNESSEE 37115 PHONE 615-865-8881

DRAWN BY: T.P. FIELD BOOK: DATE: DEC. 5, 1989 APPROVED BY:

JOB NO. 89-181
WORK ORDER 3319
SHEET NO. 1 OF 1

AREA 68115 Sq. Ft. 1.564 Ac.

SQUARE FEET= ACREAGE=

REVISIONS

NO	DATE	BY	CHANGE

ROGER H. MURPHY TENNESSEE REGISTERED LAND SURVEYOR No. 998

GENERAL NOTES:

1. This survey exceeds the minimum requirements of a Suburban Land Survey as set forth by the Tennessee Board of Examiners for Land Surveyors for the State of Tennessee.
2. All distances shown are based on a field run survey using E.D.M. Equipment and are adjusted for temperature.
3. Bearings based on grid meridian survey by James L. Murphy, Jr. and Company.
4. According to Map 183, Community Panel 470040 dated June 15, 1982 for the National Insurance Map, this land IS NOT within a Flood Hazard Area.
5. This property is zoned RS15(Single Family Residential minimum of 1 acres).

SURVEYOR'S CERTIFICATE:

We hereby certify that this is a true and accurate survey made on the ground to the best of our knowledge and ability.

DATE: December 5, 1989

BY: Roger-Smith-Murphy & Assoc., Inc.
Tennessee R.L.S. 998