Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056447

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 077.00
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 669, 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 Bergeman
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 at the southwesterly corner of the overall tract of which this is a part and the northwesterly corner of Parcel 39 owned by Richard A. and D.G. Odom, Jr. by Deed Book 6704, page 46, R.O.D.C., Tennessee, said pin also being 3496.50 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence,

1. With the easterly right-of-way line of Neeley's Bend Road, N 18° 27' 08" W, 50.0 feet to an iron pin set at the common corner of Tracts 2 and 3 of this survey; thence,
2. With the common line of Tracts 1, 3, and 2, N 69° 31' 50" E, 1,146.00 feet to an iron pin set at the common corner of Tracts 1 and 2; thence,
3. With the common line between Tracts 2 and 3, N 18° 44' 00" W, 425.80 feet to an iron pin set in the south line of Ruby Walker; thence,
4. With the south line of Ruby Walker (in part) and Douglas D. Odom (in part), N 68° 37' 08" E, 450.00 feet to an iron pin set (corner of Douglas D. Odom); thence,
5. With the westerly line of Odom, S 3° 29' 34" W, 528.26 feet to an existing concrete monument; thence,
6. With the north line of Richard A. and D.G. Odom, Jr., S 69° 31' 50" W, 1396.06 feet to the point of beginning and containing 224,506 square feet or 5.154 acres.