Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190612-0056450

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<br>Anna Ringemann & Doss Hill<br>Gallatin Road<br>Nashville, TN 37216 | New Owner | Map 052-05-0<br>Parcels: 106.00<br>and 107.00 |

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 the one-half interest owned by Dedrick Stevens as follows: 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 for legal description

Being the same property conveyed by Deed to Doss Hill and Dedrick Stevens, from James M. Fischer, Trustee of record in Book 4883, Page 589, in the Register's Office for Davidson County, Tennessee.

The said James D. Stevens a/k/a 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. Dedrick 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.

Upon the recording of this Deed, the Property shall be owned as tenants in common with one-half owned by Doss Hill and the other one-half owned by Amon Ringemann and Anna Ringemann, although their one-half is owned with right of survivorship as described above.

These are unimproved tracts, located on Red Bud Terrace, 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, along with Doss Hill, 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 29th day of May, 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 29th day of May, 2019.

William L Hall

Notary Public

WILLIAM L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 21st day of MAY, 2019.

Tammie Kelley Becker

Notary Public

Tammie Kelley Becker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234227
Expires 7/5/2022

My Commission Expires: 7/05/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

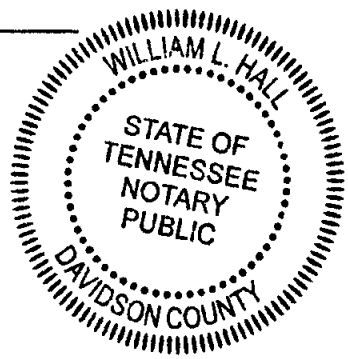
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Anna Fredrick Ringemann
Affiant

Sworn to and subscribed before me this 29th day of May, 2018.

William L Hall
Notary Public

My Commission Expires: May 2 2022



# EXHIBIT A

Tract I: Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Red Bud Terrace Subdivision, as of record in Book 843, page 41, Register's Office for said County.

Said lot No 4 fronts 100 feet on the easterly side of Red Bud Terrace and runs back between parallel lines, 200 feet to a dead line in the rear.

TractII: Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Red Bud Terrace Subdivision, as of record in Book 843, page 41, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the easterly side of Red Bud Terrace and extends back between parallel lines 200 feet to a dead line in the rear.