Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056451

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 133-06-0
Anna Ringemann		Parcel 064.00
3937 Gallatin Road		
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:

Being Lot No. 4 on the Map of a D.M. Mincy's Addition to Flat Rock, as of record in Book 547, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the westerly side of Sanford Avenue and runs back with the northerly margin of an alley, 180.25 feet to an alley in the rear, and measures 50 feet thereon.

Being the same property conveyed by Deed to Jim Stevens from Woodrow G. Burns and wife Maye R. Burns of record in Book 4823, Page 458, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3623 Sanford Avenue, 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 ~~TENNESSEE~~ Florida
COUNTY OF ~~SHELBY~~ 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 Bergemann
Affiant

Sworn to and subscribed before me this 8th day of March, 2019.

William L Hall
Notary Public

My Commission Expires: May 2 2022

