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

Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056452

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amon Ringemann & Anna Ringemann	New Owner	Map 012-00-0
3937 Gallatin Road		Parcel 055.00
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, W.L. Hall, a single man had the property described below, conveyed into my name only, however I held said property as "Trustee" for James D. Stevens and the said James D. Stevens paid all property taxes and maintained said property until his death at which time his heirs, the Grantees named below, began paying all property taxes and maintained said property. I now execute this Quitclaim Deed, both individually and in my capacity as "Trustee" (hereinafter referred to as the "Grantor"), and I 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

Being the same property conveyed to W.L. Hall by Deed from Angelo Stathes as Trustee of the Silverman/Stathes Family Trust of record in Instrument #20050329-0033548, Register's Office of Davidson County, Tennessee.

Jim Stevens was the beneficiary of the trust of which the Grantor has served as Trustee for the benefit of Jim Stevens but since the death of Jim Stevens, also known as James D. Stevens, the interest owned by Jim 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 Springfield Highway, 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 Robertson County, Tennessee Register of Deeds Office. Grantee assumes the real estate taxes for the 2019 year.

WITNESS our hand this 4th day of June, 2019.

W L Hall

W.L. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named W.L. Hall personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2019.

RHONDA S. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 12/7/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 4th day of June, 2019.

RHONDA S. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 12/7/2020

EXHIBIT A

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated September 5, 2003 and known as Job No. 030203 as follows:

Beginning at an iron pin set on the Southeasterly margin of Dickerson Road, said point of beginning being the Northeast corner of this tract and also being 564.75' southeasterly from the the intersection of the southerly margin of Williamson Road with the southwesterly margin of Dickerson Road ; thence with the margin of Dickerson Road and a curve to the right having a radius of 2814.79' and a chord of 303.09', said chord having a bearing of S45°47'08"E a distance along the curve of 303.23' to an iron pin set; thence leaving the margin of the said Road N89°37'18"W 266.40' to a point; thence N89°28'36"W 143.90' to an existing iron pin by a planted stone; thence N82°43'25"W 118.45' to an iron pin; thence with the line of the aforesaid 3.85 acre tract N01°25'58"W 185.50' to an existing iron pin; thence N88°34'32"E 315.29' to the point of beginning, containing 1.99 acres more or less.