Karen Johnson Davidson County
Batch# 242481 DEEDQC
06/12/2019 12:19:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190612-0056453

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 061-10-0
3937 Gallatin Road		Parcel 054.00
Nashville, TN 37216		

KNOW ALL MEN BY THESE PRESENTS that I, William Larry 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:

Land in Davidson County, Tennessee, being the easterly 100 feet of Lots Nos. 143, 144 and 145 on the Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 and 78, said Register's Office.

Said parts of said Lots front 100 feet on the southerly side of Virginia Avenue and run back between parallel lines, along the westerly margin of Edwards Avenue, 260 feet to the North line of Lot No. 146 of said plan.

Being the same property conveyed to William Larry Hall, his successors and assigns, by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee of record in Book 8104 Page 8, 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 improved property located at 726 Virgina Ave., 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.

William Larry Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named William Larry 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-.

RHONDA S. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Anna Ringemann
Affiant

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

Notary Public

My Commission Expires: 12/7/2020