Name and Address of New Owner:
Caleb Kleibscheidel and Kayla Kleibscheidel
120 Pineywood Acres Dr.
Madison, TN 37115

Send Tax Bills To:
FirstBank
318 Seaboard Lane, Ste 205
Franklin, TN 37067

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 063-00-0-134.00

Karen Johnson Davidson County
Batch# 764803 DEEDWARR
12/01/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211201-0159265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amon Ringemann, a one half (1/2) undivided interest, and Anna Ringemann, a one half (1/2) undivided interest, with right of survivorship.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caleb Kleibscheidel and Kayla Kleibscheidel, husband and wife, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cumberland River Estates, of record in Book 4175, Page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David L. Bridges and wife, Flora W. Bridges, by Deed from Luther Gene Stanfill and wife, Wanda M. Stanfill, of record in Book 7501, Page 40, Register's Office for Davidson County, Tennessee.

Certificate of Redemption of Real Property of record in Book 10547, Page 331, said register's office.

Being the same property conveyed to James D. Stevens by Quitclaim Deed from John C. Stocker, Director of Internal Revenue, of record in Book 10620, Page 262, Register's Office for Davidson County, Tennessee, dated September 22, 1997 and recorded on September 24, 1997. (Value or consideration shown in aforementioned deed $215,000.00.)

Said James D. Stevens became deceased on June 5, 2008 leaving Last Will and Testament filed for Probate in Docket No. 08P-927 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Andrew B. Gibson, Jr. and Anna Fredrick Ringemann are named as Co-Executors of the Estate of James D. Stevens, deceased.

Being the same property conveyed to Amon Ringemann, a one half (1/2) undivided interest, and Anna Ringemann, a one half (1/2) undivided interest, with right of survivorship, by Quitclaim Deed from Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, as Co-Executors of the James D. Stevens Estate, of record in Instrument No. 20190212-0013076, Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on February 12, 2019.

Being also known as 120 Pineywood Acres Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of November, 2021.

Amon Ringemann (SEAL)
Amon Ringemann

Anna Ringemann (SEAL)
Anna Ringemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amon Ringemann and Anna Ringemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 23rd day of November, 2021.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of November, 2021.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-21-1936

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-23-21.

Affiant Signature

11-23-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of November, 2021.

Notary Signature

My Commission Expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY