THIS INSTRUMENT PREPARED BY:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

Karen Johnson Davidson County
Batch# 795750 DEEDQC
01/26/2022 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009560

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCELS
Key Dickerson, LLC Attn: Anthony J. Iarocci, III 643 Magazine Street, #306 New Orleans, LA 70130	New Owner	Map 071-11-0 Parcel 288.00 and Parcel 289.00

KNOW ALL MEN BY THESE PRESENTS that we Amon Ringemann and his sister Anna Ringemann (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Key Dickerson, LLC, a Louisiana limited liability company (hereinafter referred to as the "Grantee"), all interest Grantor might have to a certain tract of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

The Property described in Exhibit A is based on a survey prepared by Young-Hobbs and Associates, dated February 9, 2021, Job No. 283-20. Grantor has simultaneously executed a Special Warranty Deed conveying the Property to Grantee but the legal description attached to the Special Warranty Deed contains the legal description that Grantor was conveyed in Instrument No. 20190104-0001138 and Instrument No. 20190104-0001137, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1612 and 1616 Luton Street, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Signatures on the following page.

WITNESS my hand this 15th day of December, 2021.

Grantor:

Amon Ringemann

Anna Ringemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared 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 they are the bargainors, and that they executed the foregoing instrument for the purposes therein contained by signing their name.

Witness my hand and official seal this 15 day of December, 2021.

CHANAR ALI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/25

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 15 day of December, 2021.

CHANAR ALI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/25

12/15388/D/32.2

EXHIBIT A

LEGAL DESCRIPTION

LAND LYING IN THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF LUTON STREET, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 1, AS SHOWN IN BOOK 6200, PAGE 276; THENCE WITH SAID RIGHT OF WY LINE S 08°54'37" W A DISTANCE OF 100.00 FEET TO A 1/2" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE WITH LOT 3, SAID BOOK 6200, PAGE 276 N 83°02'12" W A DISTANCE OF 200.42 FEET TO A 1/2" IRON PIN SET; THENCE WITH LOTS 6 & 7, OF SAID BOOK 6200, PAGE 276 N 08°46'30" E A DISTANCE OF 98.40 FEET TO A 1/2" IRON PIN SET; THENCE WITH THE NOFAL PROPERTY, RECORDED IN INSTR. NO. 201102090011262 S 83°29'26" E A DISTANCE OF 200.71 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 19,882 SQUARE FEET, 0.46 ACRES, MORE OR LESS.

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or the custodian 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 12/15/21 (date of document).

Affiant Signature

12/15/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202201260009560