WARRANTY DEED

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TLC Properties, LLC	TLC Properties, LLC	118-2-277.00
(NAME)	(NAME)	
5321 Corporate Blvd.	1993 Southerland Drive	
(ADDRESS)	(ADDRESS)	
Baton Rouge, LA 70808	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1055406 DEEDWARR
09/29/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20230929-0076379

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Amon Ringemann, a one half (1/2) undivided interest, and Anna Ringemann, a one half (1/2) undivided interest, being brother and sister own their respective one half (1/2) undivided interests with right of survivorship to the survivor of them,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***TLC Properties, LLC, a Louisiana Limited Liability Company***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 6, on the Plan of the partition of lands in the case styled "D. R. Johnson, et al, vs. R. L. Armistead, et al," Plan Book 2, Page 73, of the Chancery Court of said County, Said Property is more particularly described according to a survey by Barge, Waggoner and Summer, Inc., dated April 4, 1970, and revised April 9, 1970, as follows:

Beginning at an iron pin in the westerly margin of the Louisville and Nashville Railroad Company right-of-way, said point being southwest corner of the Crescent Amusement Co. Property and the point of intersection of the westerly margin of the Louisville and Nashville Railroad Company right-of-way and a line north of, parallel to, and 50 feet from the center line of the abandoned Tennessee Central Railway Company main tract; thence with the said Louisville and Nashville Railroad Company westerly margin S. 2 deg. 48' West 59.37 feet to an iron pin; being the center line of the said abandoned Tennessee Central Railway Company main tract; thence with said corner line South 60 deg. 09' West 35.63 feet to an iron pin; thence South 2 deg. 48' West 59.37 feet to an iron pin in the northerly line of the B. Walter Ernst Property; thence with the northerly boundary of the said Ernst Property South 60 deg. 09' West 118.41 feet to an iron pin; thence North 1 deg. 16' West 113.81 feet to an iron pin the southerly line of the Crescent Amusement Co. property; thence with said Crescent Amusement Co. property line North 60 deg. 09' East 163.65 feet to the point of beginning, containing 0.32 acres, more or less.

Being the same property conveyed to J. Dedrick Stevens by Warranty Deed from A. D. Ringemann, Trustee, dated 07/01/1986, of record in Book 7408, Page 398, Register's Office for Davidson County, Tennessee. The said J. Dedrick Stevens, aka James D. Stevens, also known as J.D. Stevens, died testate on 06/05/2008, devising subject property to Andrew B. Gibson, Jr., and Anna Fredrick Ringemann, as Co-Executors of the James

D. Stevens Estate as appointed by the Probate Court, as evidenced in Probate docket number 08P-927, in the Seventh Circuit Court/Probate Division of Davidson County Tennessee.

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, being brother and sister own their respective one half (1/2) undivided interests with right of survivorship to the survivor of them by Quitclaim Deed from Andrew B. Gibson, Jr., and Anna Fredrick Ringemann, in their capacity as Co-Executors of the Estate of James D. Stevens, dated 05/14/2018, of record in Instrument 20190212-0013083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 0 Berry Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 21st day of September, 2023.

Amon Ringemann

Amon Ringemann

Anna Ringemann

Anna Ringemann

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amon Ringemann and Anna Ringemann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instfor the purposes therein contained.

Witness my hand and Official seal this 19 day of September, 2023.

Notary Public

My Commission Expires: 1-4-2027

ROBIN JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 4, 2027

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 9-22-23.

Kim Rogers
Affiant
Date: 9-22-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of September, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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