Karen Johnson Davidson County
Batch# 292273 DEEDQC
09/27/2019 10:46:11 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190927-0098486

PREPARED BY WHITE & REGEN, PLC, P.O. BOX 190, DICKSON, TENNESSEE 37056-0190

WR-2331

Map 104-07 Parcel 275.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **David M. Regen, Sr.**, married, convey and quitclaim unto my wife, **Liselotte W. Regen**, for the duration of her life, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), remainder in equal interests to **Samuel M. Regen**, married, and **Ingrid L. Regen**, married; *provided*, however, that this conveyance is expressly made subject to an estate in the Property which I hereby retain for the duration of my life.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of September, 2019.

David M. Regen, Sr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said state and County, the within named David M. Regen, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of September, 2019.

LEXIE OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 8, 2022

Notary Public

My Commission Expires:

March 8, 2022

Affidavit

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Lieselotte W. Regen

Affiant

Sworn to and subscribed before me, this 25 day of September, 2019.

Notary Public

My Commission Expires:

March 8, 2022

LEXIE OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

ADDRESS OF OWNER AND
SEND TAX BILLS TO:

David M. Regen, Sr.
4342 Sneed Road
Nashville, Tennessee 37215

This instrument was prepared from information furnished by one or more of the parties hereto, and the preparer assumes no responsibility for the completeness or accuracy of such information. No title examination was requested or performed. No advice has been solicited or given as to the tax implications of this transfer.

Exhibit A

Description of Property

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Stokes and Marshalls Subdivision, of record in Book 332 at page 106 in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50.0 feet on the northerly margin of Belcourt Avenue (formerly Stokes Street) and extends back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to LaVerne C. Regen, unmarried, by deed from Robin Z. Crow and wife, Ann L. Crow, dated October 27, 1989, and of record in Book 7970, Page 752 in the Register's Office of Davidson County, Tennessee. Also being the same property devised to Eugene Marshall Regen, Jr., David Marvin Regen, and Barney Brooks Regen by the Last Will and Testament of LaVerne Cummins Regen, dated December 8, 1981, of record in Will Book 171 at page 299 in the office of the Clerk of the Probate Court of Davidson County, Tennessee. Also being the same property conveyed to David Marvin Regen by co-executors' quitclaim deed from Eugene Marshall Regen, Jr., David Marvin Regen, and Barney Brooks Regen, individually and as co-executors of the Estate of LaVerne Cummins Regen, deceased, dated December 15, 1992, and of record in Book 8867, Page 241 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a one-fifth (1/5) undivided interest was conveyed to Ingrid Lorraine Regen by quitclaim deed from David M. Regen, dated September 19, 1994, and of record in Book 9475, Page 679 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a seven-tenths (7/10) undivided interest was conveyed to David M. Regen and a three-tenths (3/10) undivided interest was conveyed to Ingrid Lorraine Regen for the purpose of creating a tenancy in common with right of survivorship, by quitclaim deed from David M. Regen; Ingrid Lorraine Regen, and Barney B. Regen, Trustee, dated August 19, 1998,

and of record in Book 11091, Page 786 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a three-fifths (3/5) undivided interest was conveyed to David M. Regen, Jr., and a two-fifths (2/5) undivided interest was conveyed to David M. Regen for the purpose of creating tenancy in common with right of survivorship, by quitclaim deed from David M. Regen, Ingrid Lorraine Regen, and Barney B. Regen, Trustee, dated December 28, 1999, and of record as Instrument Number 200001030000062 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a three-fourths (3/4) undivided interest was conveyed to David M. Regen, Jr., and a one-fourth (1/4) undivided interest was conveyed to David M. Regen for the purpose of continuing their tenancy in common with right of survivorship by quitclaim deed from David M. Regen, Jr., David M. Regen, and Barney B. Regen, Trustee, dated June 12, 2000, and of record as Instrument Number 200006230062774 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a five-eighths (5/8) undivided interest was conveyed to David M. Regen, Jr., and a three-eighths (3/8) undivided interest was conveyed to David M. Regen for the purpose of continuing their tenancy in common with right of survivorship by quitclaim deed from David M. Regen, Jr., David M. Regen, and Barney B. Regen, Trustee, dated September 19, 2003, and of record as Instrument Number 20030926-0142715 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to David M. Regen by quitclaim deed from David M. Regen, Jr., dated June 23, 2010, and of record as Instrument Number 20100624-0049320 in the Register's Office of Davidson County, Tennessee.