THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836737

Karen Johnson Davidson County
Batch# 701617 **DEEDWARR**
08/20/2021 10:41:58 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210820-0112841

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn Everson 5881 Brentwood Trace Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 14 0B 177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn R. Everson and Amy M. Everson, husband and wife, with an undivided 50% interest and Abigail I. Everson, unmarried, an undivided 50% interest**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 5881 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to The Regen Family Living Trust by Quitclaim Deed from Marjorie Lee Charles Regen, of record in Instrument No. 20020926-0117324, in the Register's Office of Davidson County, Tennessee, dated September 20, 2002 and recorded on September 26, 2002. Richard C. Scruggs since died on November 23, 2001 leaving his Last Will and Testament of record in Book A-22, Page 335, Probate Court for Wilson County, Tennessee.

Being the same property conveyed to Richard C. Scruggs by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 5696, Page 728, in the Register's Office of Davidson County, Tennessee, dated December 31, 1980 and recorded on January 02, 1981.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, as recorded in Plat Book 5200, Page(s) 219; as revised in Plat Book 5200, Page 230; as revised in Plat Book 5200, Page 261.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace of record in Book 5524, Page 415, as amended in Book 5545, Page 510; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 4660, Page 110; Book 4831, Page 125; Instrument No. 20181029-0106563.

This is improved property located at 5881 Brentwood Trace Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2021.

Regen Family Living Trust dated July 20, 2001

Phillip A Regen Co-Trustee

BY: Phillip Allan Regen, Co-Trustee

Co-Trustee

BY: Douglas William Regen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Allan Regen and Douglas William Regen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for Regen Family Living Trust dated July 20, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021