Karen Johnson Davidson County
Batch# 812653 DEEDQC
02/28/2022 03:37:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022662

THIS DOCUMENT PREPARED BY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 15 day of February, 2022. Notary Public My Commission Expires: 7/7/25

BRIAN S. SHELTON
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Michael David Regan and Kate Hudson Regan, Co-Trustees of The Regan Family Trust dated February 7, 2022 5026 Hill Place Drive Nashville, TN 37205	SAME	P/O Map 011 Parcel 001.36

QUITCLAIM 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 sufficiency of which are hereby acknowledged, We, **Michael D. Regan and wife, Kate Hudson Regan,** hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **Michael David Regan and Kate Hudson Regan, Co-Trustees of The Regan Family Trust dated February 7, 2022**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' rights, titles and interests in and

property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15 day of February, 2022.

Michael D. Regan

Kate H Regan

Kate H. Regan

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 Michael D. Regan and Kate H. Regan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of February, 2022.

Lucy Ralph
Notary Public

My Commission Expires: 7/7/25

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

Legal Description

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being **Lot No. 27** on the Final Plat of **Hill Place**, of record in Plat Book 7900, Page 913 and Pages 923-932 **(at Page 927)**, as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being a part of the same properties conveyed to H. G. Hill Realty Company by deeds from: M. L. Fletcher, of record in Book 904, Page 384; H. G. Hill and Mrs. H. G. Hill, of record in Book 731, Page 542; Horace G. Hill, Jr. and Mrs. Horace G. Hill, Jr., of record in Book 6431, Page 100; and May Buntin Hill, of record in Book 9587, Page 573; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, as amended in Book 9658, Page 19, said Register's Office, to all matters shown on the referenced subdivision Plat, and to the lien of the 1995 property taxes, which taxes Grantor agrees to pay promptly when due.

Being the same property conveyed to Michael D. Regan and spouse, Kate H. Regan, by deed from H. G. Hill Realty Company a Tennessee corporation, of record in Book 9880, Page 608, Register's Office for Davidson County, Tennessee.

This is improved property known as 5026 Hill Place Drive, Nashville, Tennessee 37205.