Karen Johnson Davidson County
Batch# 1013398 DEEDWARR
06/09/2023 11 53 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20230609-0044008

THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Robert J Regan, Trustee of the Robert Joseph Regan Revocable Trust dated April 26, 2023 P.O. Box 120614 Nashville, TN 37212	SAME	103 04 0 021.00

WARRANTY DEED

KNOW ALL PERSONS by these presents that ROBERT J. REGAN (the "Grantor"), 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 of which is hereby acknowledged, and for the purpose of transferring the entire interest in the subject parcels of real property, hereby transfers and conveys unto, ROBERT J. REGAN, TRUSTEE OF THE ROBERT JOSEPH REGAN REVOCABLE TRUST DATED APRIL 26, 2023, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property and has a good right to convey it, and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record. Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds, that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian S Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

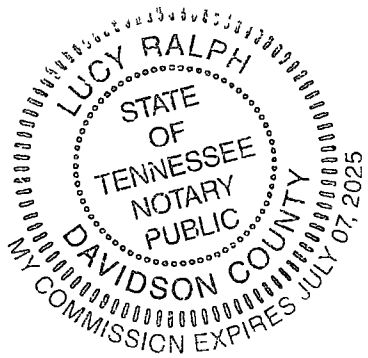
WITNESS our hands on 26th day of April, 2023.

Robert J Regan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J REGAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on 26th day of April, 2023



Notary Public

My Commission Expires: 7. 7. 25

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot 203, Block 11, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J Regan by deed of record as Instrument Number 20010817-0089302 and re-recorded of record as Instrument Number 20010920-0101901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This Improved property is known as 4302 Idaho Avenue, Nashville, TN 37209.