Karen Johnson Davidson County
Batch# 1215866 DEEDQC
12/13/2024 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241213-0096754

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Regen Community Property Trust c/o Douglas William Regen 3807 Rolland Road Nashville, TN 37205	same	104 13 0 109.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Douglas William Regen and wife, Marjorie Hines Regen (the "Grantor"), does hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Douglas William Regen and Marjorie Hines Regen, Co-Trustees, and their successors in trust, of the Regen Community Property Trust dated December 12, 2024, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Abraham's subdivision of Lot No. 22 Block "L" Whitland Realty Company's Subdivision, of record in Book 547, page 87, Register's Office for said County.

SAID Lot No. 5 fronts 100 feet on the southerly margin of Rolland Road and extends back 221 feet 4 inches on the easterly line and 225 feet 9 inches on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Douglas William Regen and wife, Marjorie Hines Regen, by deed dated November 23, 1988 of record in Book 7713, page 638, Davidson County, Tennessee Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as 3807 Rolland Road, Nashville, TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Regen Community Property Trust dated December 12, 2024, Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Douglas William Regen and Marjorie Hines Regen pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 12 day of December, 2024.

Douglas William Regen, Grantor

Marjorie Hines Regen, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Douglas William Regen, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 12 day of December, 2024.

Notary Public

My Commission Expires: 07/07/2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Marjorie Hines Regen, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of December, 2024.

Notary Public

My Commission Expires: 07/07/2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) - transfer to revocable trust.

Douglas William Regen, Affiant

Subscribed and sworn to before me this 12 day of December, 2024,

Notary Public

My Commission Expires: 07/07/2025

ERICA L. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, hereby make oath that I am a licensed attorney and/or the 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 December 12, 2024.

Carla L Lovell
Carla L. Lovell

12-12-2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12 day of December, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07/07/2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE