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

WR-2331A

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, we, **Samuel M. Regen**, married, and **Ingrid L. Regen**, married, convey and quitclaim unto our mother, **Liselotte W. Regen**, all of our right, title, and interest in and to the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, retaining unto ourselves no title or interest whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 24th day of July, 2025.

Karen Johnson Davidson County
Batch # 1301898 DEEDQC
07/24/2025 01:29:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058654

Samuel M. Regen

Ingrid L. Regen

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and County, the within named Samuel M. Regen, 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 Dickson, Tennessee, this 24th day of July, 2025.

Notary Public

FAYE LUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES 12-20-2028

My Commission Expires:

12/20/2028

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and County, the within named Ingrid L. Regen, the 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 official seal at Dickson, Tennessee, this 24th day of July, 2025.

Notary Public

FAYE LUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES 12-20-2028

My Commission Expires:

12/20/2028

Affidavit

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Liesbeth V. Regen
Affiant

Sworn to and subscribed before me, this 24th day of July, 2025.

Blaiz Phillips
Notary Public

My Commission Expires:

01-11-2026

ADDRESS OF OWNER AND
SEND TAX BILLS TO:

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

BLAIZ A. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026

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 by David M. Regen, Sr. to Liselotte W. Regen for the duration of her life, remainder to Samuel M. Regen and Ingrid L. Regen, subject to a life estate retained by David M. Regen for the duration of his life, by quitclaim deed dated September 25, 2019, of record as Instrument Number 20190927-0098486 in the Register's Office of Davidson County, Tennessee.