Name and Address of New Owner:
Jackie J. Regis
3150 East Lake Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Bank of America
PO Box 7265
Springfield, Ohio 45501-7265

Karen Johnson Davidson County
Batch# 1330509 DEEDWARR
10/06/2025 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20251006-0079513

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 108 08 0 159.00

WARRANTY 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 legal sufficiency of which are hereby irrevocably acknowledged, **Tyler White**, **a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jackie J. Regis, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly portion of Lot No. 26 and designated a Tax Assessor's Parcel 159, of ZONE LOT DIVISION - LOTS 22 THROUGH 28 AND 68 THROUGH 73, EAST LAKE SUBDIVISION, Section 3, of record in Plat Book 5800, Page 151, amending Plat Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler White, a married man, by Warranty Deed from Douglas Brooks, a married man and Denny Stamps, a married man, of record in Instrument No. 20230421-0029587, in the Register's Office of Davidson County, Tennessee, dated April 20, 2023 and recorded on April 21, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

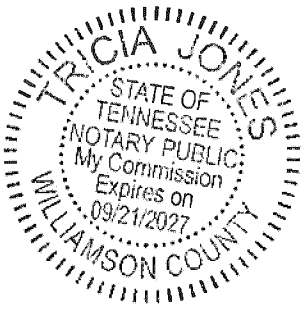
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of September, 2025.

_____(SEAL)
Tyler White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2025, before me personally appeared Tyler White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2025.



_____
Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

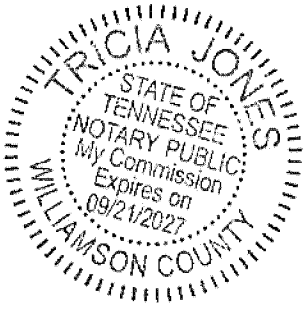
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of September, 2025.

Notary Signature
My commission expires: 9-21-27

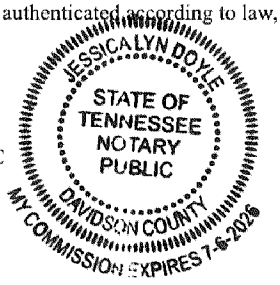


TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do 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 September 16, 2025

October 6, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6 day of October, 2025.

Notary Public:

My Commission Expires: 7.6.26