Karen Johnson Davidson County
Batch# 1341495 DEEDWARR
11/03/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20251103-0087237

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,900.00.

Affiant

Subscribed and sworn to me on 29TH OCTOBER, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
William H. Ball, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37358

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Yaniris Santana Reyes 4985 Shihmen Drive Antioch, TN 37013	~~NEW OWNER~~ CKI JP MORGAN CHASE BANK 700 KANSAS LANE MONROE, LA 71203	162-07-0-074.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ETHAN REGEN AND EMILY REGEN, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **YANIRIS SANTANA REYES, A MARRIED WOMAN,** hereinafter called **"GRANTEE,"** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Antioch Park, Section 3, of record in Book 4460, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ethan Regen and Emily Regen, husband and wife, by Warranty Deed dated December 6, 2019 from Bradley M. Midgett and Meghan E. Arthur, now Midgett, of record on January 2, 2020 in Instrument No. 20200102-0000282, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) 2025 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record.

BEING ☐ **unimproved** ☒ **improved property known as:**

4985 Shihmen Drive, Antioch, TN 37013

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Grantee's heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 28th day of October, 2025.

ETHAN REGEN

Emily Regen

EMILY REGEN

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Ethan Regen and Emily Regen to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 28th day of October, 2025.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

WILLIAM HUGHES BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 28, 2025.

Affiant Signature

3rd day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028