Karen Johnson Davidson County
Batch# 1377042 DEEDQC
02/06/2026 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008813

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Bradley T. Regens and Victoria A. Regens, Co-Trustee Regens Family Revocable Living Trust 4701 Nebraska Avenue Nashville, TN 37209	New Owner	10304019900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Victoria A. Regens**, ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Bradley T. Regens and Victoria A. Regens, Co-Trustees, Regens Family Revocable Living Trust Agreement dated February 5, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot 1, BLOCK 19, MAP OF A PART OF SYLVAN PARK, as shown on plat of record in Plat Book 332, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Victoria A. Regens, a married woman**, by Quitclaim Deed dated April 11, 2014, from **Bradley Regens and Victoria A. Regens, husband and wife**, recorded in Instrument No. 20140422-0033315, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4701 Nebraska Avenue, Nashville, TN 37209.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 5th day of February 2026.

Victoria Regens

Victoria A. Regens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Victoria A. Regens**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of February 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Victoria Regens

Affiant

Sworn to and subscribed to before me, this the 5th day of February 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell. T. Cook**, 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 February 5, 2026.

Affiant Signature

February 5, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of February 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

