Karen Johnson Davidson County
Batch# 1404952 DEEDWARR
04/14/2026 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $9,805.00
20260414-0030105

WARRANTY DEED

File No. PA-26-1670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2.650.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/21/26

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L. Regan and Thomas M. Regan	Compass Mortgage	
(NAME) 929 Bradford Avenue	(NAME) 27755 Diehl Rd. Ste. 350	105-13-0-344.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Warrenville, IL 60555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **KE Holdings, LLC, A Mississippi Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas M. Regan and Jessica Regan, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel No. 1
A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 30 on the map of Waldkirch's Subdivision of Lots Nos. 8 and 9 in. L. B. Lawrence's Addition to Nashville, as of record in Book 421, page 90, Register's Office for said County.

Said lot No. 30 fronts 50 feet on the Southerly side of Bradford, formerly Caroline, Avenue and runs back between parallel lines, 160 feet to an alley.

Parcel No.2
Land in Davidson County, Tennessee, Metropolitan Nashville and Davidson County, Tennessee commencing at the centerline intersection of Tenth Avenue South and Bradford Avenue; thence leaving the centerline intersection South 73 degrees 30 minutes 33 seconds East a distance of 159.81 feet to a ½ inch Rebar (North) w/Thornton Cap in an asphalt drive in the South right-of-way of Bradford Avenue, this being the Northeast corner of Davidson County Parcel ID No.10513034400 and the Northwest corner of Davidson County Parcel ID No. 105134B00200CO, as well as the Northwest corner of the parcel described herein and the Point of Beginning: thence leaving the property known as Davidson County Parcel ID No. 10513034400 and with the North line of that property coincident with the South right-of-way of Bradford Avenue South 82 degrees 30 minutes 33 seconds East a distance of 4.05 feet to a point in the aforementioned right-of-way, this being the Northeast comer of the parcel described herein; thence leaving the South right-of-way of Bradford Avenue and through the lands of Davidson County Parcel ID No. 105134B00200CO for three calls: South 04 degrees 53 minutes 56 seconds West distance of 50.00 feet; South 05 degrees 31 minutes 11 seconds West distance of 36.62 feet; South 15 degrees 07 minutes 22 seconds West a distance of 21.80 feet to a point on the property

line common to Davidson County Parcel ID No. 10513034400 and Davidson County Parcel ID NO.105134B00200CO, this being the Southernmost comer of the parcel described herein; thence with the aforementioned property line North 05 degrees 00 minutes 57 East a distance of 108.26 to the Point Of Beginning containing 392 square feet or .009 acres, more or less, according to the Survey attached to the Court Order Filed with Davidson County Chancery Court on May 14, 2019, Docket No. 15-0570-II and as Exhibit 1 thereto;

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.,
Including certain Restrictive Covenants:

1. The owner of the property described above and shown on Exhibit 1 shall never challenge or contest the setback whether the structure on the adjacent property to the east (Davidson County Parcel No. 105134B00200C0 is setback a sufficient distance from the property line; and

2. The above restrictive covenant shall not be released, altered, or changed in any way, unless the alteration is approved by the owner in fee simple of the adjacent property to the east (Davidson County Parcel No. 105134B00200CO) in a properly executed and recorded writing.

Parcel No. 3
Beginning at the common rear corner of the property identified as Davidson County Parcel No. 10513034400 and the property identified as Davidson County Parcel ID No. 105134B00200CO;

Thence with the common line, North 05 degrees 00 minutes 57 seconds East, 55.65 feet, to a point where the existing asphalt driveway crosses back onto the property identified as Davidson County Parcel No. 10513034400;

Thence across the property identified as Davidson County Parcel ID No. 105134B00200CO, South 02 degrees 03 minutes 19 seconds East, 25.59 feet to a point being 3.6 feet from and as measured perpendicular to an existing garage on the property identified as Davidson County Parcel No. 10513034400; Thence South 07 degrees 57 minutes 57 minutes West, 30.36 feet to a point in the rear property line of the property identified as Davidson County Parcel ID No. 105134B00200CO, passing the rear corner

of the existing garage and being 2.9 feet as measured perpendicular, Thence with the rear line of the property identified as Davidson County Parcel ID No.105134B00200CO, North 82 degrees 30 33 seconds West, 1.57 feet to the point of beginning, containing 111 minutes square feet, more or less, as shown on the Survey attached to the Court Order Filed with Davidson County Chancery Court on May 14, 2019, Docket No. 15-0570-II and as Exhibit 1 thereto;

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

Including certain Restrictive Covenants:

1. The owner of the property described above and shown on Exhibit 1 shall never challenge or contest the setback whether the structure on the adjacent property to the east (Davidson County Parcel No. 105134B00200CO) is setback a sufficient distance from the property line; and

2. The above restrictive covenant shall not be released, altered, or changed in

any way, unless the alteration is approved by the owner in fee simple of the adjacent property to the east (Davidson County Parcel No. 105134B00200CO) in a property executed and recorded writing.

Being the same property conveyed to KE Holdings, LLC, A Mississippi Limited Liability Company by Warranty Deed from Keith Herbert Claybrooks and Carl Alan Claybrooks and Kerry Anthony Claybrooks and Christina Motley and Lauren Motley and Megan Motley, devisees under the Last Will & Testament of Oscar H. Claybrooks of record in Instrument No. 20241018-0081254 Register's Office for Davidson County, Tennessee, dated September 24, 2024 and recorded on October 18, 2024.

This is property more commonly known as 929 Bradford Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 this 10th day of April, 2026.

KE Holdings, LLC, a Mississippi Limited Liability Company

By:_____
Leslie G. Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Leslie G. Hayes, Authorized Agent of KE Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of KE Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Leslie G. Hayes, Authorized Agent of KE Holdings, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of April, 2026.

Notary Signature

Printed Name:_____

My commission expires:_____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/10/2026. (date of document).

Affiant Signature

4/13/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

