Karen Johnson Davidson County
Batch# 1456196 DEEDWARR
08/06/2026 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260806-0072511

AFTER RECORDING RETURN TO:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2084628

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 062 13 0 045.00

WARRANTY DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS INDENTURE made and entered into on this 25 **day of** July, 2026 and between **REGENIA E. ENGLISH WHO ACQUIRED TITLE AS REGENIA E. LARK, MARRIED, JOINED IN EXECUTION BY HER SPOUSE, REGINALD ENGLISH,** residing at 1405 Cardinal Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **REGINALD ENGLISH and REGENIA E. ENGLISH, HUSBAND AND WIFE,** residing at 1405 Cardinal Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1405 Cardinal Avenue, Nashville, TN 37216

Being the same property conveyed to Regenia E. Lark from Donna Shell, unmarried, in a Warranty Deed dated 05/26/2004 and recorded 06/03/2004 under Instrument Number: 20040603-0065309 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Regenia E English who acquired title as Regenia E Lark

REGENIA E. ENGLISH WHO ACQUIRED TITLE AS REGENIA E. LARK

REGINALD ENGLISH

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **REGENIA E. ENGLISH WHO ACQUIRED TITLE AS REGENIA E. LARK** and **REGINALD ENGLISH**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 25 day of July, 2024.

Notary Public

My Commission expires: 07/03/28

STATHIS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Angelia Webb
Affiant

Print Name: Angelia Webb
MDS.

STATE OF Ohio
COUNTY OF Cuyahoga

Sworn to before me this 29 day of July, 2026

Notary Public
My Commission Expires: 4/20/31

MARY JOYCE PERDOK
Notary Public
State of Ohio
My Comm. Expires
April 20, 2031

Name and address for person(s) responsible for taxes:

REGINALD ENGLISH and REGENIA E. ENGLISH
1405 Cardinal Avenue, Nashville, TN 37216

Name and address of property owner:

REGINALD ENGLISH and REGENIA E. ENGLISH
1405 Cardinal Avenue, Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF COUNTRY CLUB ESTATES OF RECORD IN PLAT BOOK 843 PAGE 95 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

LESS AND EXCEPT

BEING LOT NO. 10 ON THE PLAN OF REVISION TO LOTS 9 & 10, BLOCK "A", COUNTRY CLUB ESTATES, AS THE SAME AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20060202-0012962 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID Number: 062 13 0 045.00

Property Commonly Known As: 1405 Cardinal Avenue, Nashville, TN 37216

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 July 25, 2026 (date of document)

Affiant Signature - Angelia Webb
Date: July 29 2026

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 29 day of July, 2026.

MARY JOYCE PERDOK
Notary Public
State of Ohio
My Comm. Expires
April 20, 2031

Notary Public

My Commission Expires: 04/20/2031

Notary Seal