Karen Johnson
Batch # 1462893
08/24/2026 11:02:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260824-0078348

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:

Jerome D. Regan & Frances L. Regan, Co-Trustees
Regan Tennessee Community Property Trust
403 Sunvalley West
Nashville, TN 37221

SEND TAX BILLS TO:

same as new owner

MAP & PARCEL ID:

142 15 0D 002.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

JEROME D. REGAN, Affiant

Subscribed and sworn to before me, this 19th day of August, 2026.

NOTARY PUBLIC
My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, JEROME REGAN and FRANCES REGAN, "Grantor," by these presents, does hereby quitclaim and convey unto JEROME D. REGAN AND FRANCES L. REGAN, AS CO-TRUSTEES OF THE REGAN TENNESSEE COMMUNITY PROPERTY TRUST, dated August 19, 2026, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot Number 2 on the Plan of Sun Valley Townhomes, as of record in Book 6900, page 519, Register's Office, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Jerome Regand and Frances Regan by Quitclaim Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20131219-0128320, Register's Office for Davidson County, Tennessee.

This is improved property known as 403 Sunvalley West, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of August, 2026.

JEROME REGAN

FRANCES REGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEROME REGAN and FRANCES REGAN with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 19 day of August, 2026.

My Commission Expires: March 9, 2027.

Notay Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY