ADDRESS NEW OWNER AS:
Christopher Gangi
4606 Matthews Rd
Cedar Hill, TN 37032

SEND TAX BILLS TO:
New Owner

Map/Parcel 006 00 0 005.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1464261 DEEDWARR
08/26/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20260826-0078760

THIS DEED OF CONVEYANCE, executed and delivered by **Regina Hale**, formerly known as Regina S. Hilton, married, hereinafter called the Grantor, to **Christopher Gangi**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$115,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at Geary Greer's southwest corner (Inst. No. 20260113-0002842, RODCT) (formerly P. Stimeley southwest corner) in the Geary Greer line (Book 10051 Page 1, RODCT) (formerly the Geo. R. Padgett line) running south 1/2 degrees west 210 feet to a stone in said Greer's line (formerly Padgett's line); thence east 630 feet to a stone; thence north 210 feet to a stone in said Greer line (formerly Stimeley line); thence west with said Stimeley line to the beginning, containing 3 acres, more or less.

The above and foregoing described property is further identified and bounded as follows: On the North by Geary Greer (formerly Louis Greer); on the South by Jason Osteen (formerly Oscar Dickens); on the West by Greer Road; and on the East by Geary Greer (formerly Louis Greer); and said tract is situated on the East side of said Greer Road.

EXCLUSION: Included in the above-described tract of land, but specifically Excluded from this conveyance is the following property, being described according to a survey prepared by Southern Land Surveying Co., Inc., dated June 4, 1968 of record in Book 356, Page 151, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the easterly side of Greer Road, the northwest corner of the herein described tract; thence South 82 degrees 12 minutes East 200 feet to an iron pin; thence South 6 degrees 4 minutes West 100 feet to an iron pin; thence North 82 degrees 5 minutes West 200 feet to an iron pin located on the easterly side of Greer Road; thence with said northwardly 100 feet to the point of beginning.

Being the same property conveyed to Richard E. Hilton and Regina S. Hilton, husband and wife, by deed from Robert A. Jones and Hazel M. Jones, husband and wife, recorded September 23, 2004 in Instrument No. 20040923-0114758, Register's Office for Davidson County, Tennessee. Richard E. Hilton died August 9, 2007 thereby vesting title solely in Regina S. Hilton as surviving tenant by the entireties. Regina S. Hilton has since remarried and is now known as Regina Hale.

The property description herein is the same as the prior deed of record, updated to show current adjoining owners.

The property conveyed herein is not the marital residence of the Grantor.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

Regina Hale
REGINA HALE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Regina Hale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 20th day of August, 2026.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$115,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 20th day of August, 2026.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 20th day of August, 2026.

Affiant Signature

August 20, 2026
Date

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Sworn to and subscribed before me this 20th day of August, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027