Karen Johnson Davidson County
Batch# 1472390 DEEDWARR
09/14/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260914-0085230

WARRANTY DEED

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/29/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dai Za Mang and Cing Suan Lian	New Owner	148 14 0 335.00
(NAME)	(NAME)	
133 Anton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marlene R. Roome, Executor of the Estate of Mary R. Regan**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dai Za Mang and Cing Suan Lian, married couple,**

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 16 of the Final Subdivision Plat of ANTON PLACE of record in Book 9700, Page 302, Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert T. Regan and Mary R. Regan, husband and wife, as tenants by the entireties, by Quitclaim Deed from Robert T. Regan and Mary R. Feldhausen, of record in Book 10911, Page 401, in the Register's Office of Davidson County, Tennessee, dated April 23, 1998 and recorded on May 01, 1998.

Being the same property conveyed to Robert T. Regan and Mary R. Feldhausen , by Warranty Deed from The Regency Group, LLC, of record in Book 10636, Page 968, in the Register's Office of Davidson County, Tennessee, dated September 30, 1997 and recorded on October 06, 1997. The said Robert T. Regan is deceased, and Mary R. Feldhausen aka Mary R. Regan having died on September 23, 2025 Intestate devising subject property to Janis Rose Rosenhoover, Also see Probate Docket No. 25P2010, in the seventh circuit court for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 133 Anton Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 10th day of September, 2026.

Estate of Mary R. Regan

BY: Marlene Roome
Marlene R. Roome
Executor

STATE OF CO

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marlene R. Roome. with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Executor of the Estate of Mary R. Regan and is authorized by the Estate to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of Sept, 2026

Notary Public

My commission expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202609140085230

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-10-24 (date of document).

Affiant Signature

9-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of September, 2024.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027