WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289018 DEEDWARR
06/23/2025 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250623-0049315

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Rebecca Joan Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2025.

C. Loy Carney
Notary Public
MY COMMISSION EXPIRES: 3-20-2026

File #25-PA-5025-17E

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Joan Sullivan	**InterLinc Mortgage Services, LLC**	
(NAME)	(NAME)	
5025 Hillsboro Pike, Unit 17E	**5875 North Sam Houston Parkway West, Ste 300**	**131 01 0D 141.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JORDAN GENTRY AND JAMES ERIK GENTRY, JR, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REBECCA JOAN SULLIVAN, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No 141, on the Plan of GEORGETOWN APARTMENTS of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and as established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516 and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jordan Elizabeth Richmond and James Erik Gentry, Jr., both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Stephen P. Maher and Nancy S. Maher, as Co-Trustees of The Stephen and Nancy Maher Revocable Trust under agreement dated December 20, 2021, of record in Instrument No. 20230818-0064587, in the Register's Office of Davidson County, Tennessee, dated August 14, 2023 and recorded on August 18, 2023. The said Jordan Elizabeth Richmond and James Erik Gentry, Jr. having since married each other, the said Jordan Elizabeth Richmond is now known as Jordan Gentry.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516 and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4168, Page 940 and Book 4308, Page 575.
* Easement recorded in Book 4308, Page 650; Instrument No. 20020122-0008269; Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.
* Easement for Electric Power, recorded in Book 7873, Page 859.
* Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.
* Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association recorded in Instrument No. 20120731-0067332.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5025 Hillsboro Pike, Unit 17E, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th day of June, 2025.

Jordan Gentry

James Erik Gentry, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2025, before me personally appeared Jordan Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 20th day of June, 2025, before me personally appeared James Erik Gentry, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 the 20 day of June, 2025.

Affiant Signature
Date 6.20.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

