STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2025.

Notary Public
MY COMMISSION EXPIRES: 7/7/27
File No. G25-23817

Karen Johnson Davidson County
Batch # 1306886 DEEDWARR
08/08/2025 10:41 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60
20250808-0063082



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diana Preis (NAME)	NEW OWNER AT PROPERTY ADDRESS (NAME)	33-15-55
812 E. Campbell Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clinton Gentry and Penny Marie Gentry, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diana Jean Preis, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of Primrose Acres, Section 2, as shown by plat of record in Plat Book 2900, Page 43, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clinton Gentry and Penny Marie Gentry, husband and wife by Deed dated November 12, 2014 from Sue E. Fisher a/k/a Minnie Sue Fisher, recorded November 13, 2014, in Instrument Number 20141113-0104701, Register's Office Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 812 E. Campbell Road, Madison, TN 37115.

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 heirs 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. Whenever 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 6th day of August, 2025.

X _____
Clinton Gentry

X _____
Penny Marie Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2025, before me personally appeared Clinton Gentry and Penny Marie 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 6th day of August, 2025.

_____
Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066