Karen Johnson Davidson County
Batch # 1369878 DEEDWARR
01/15/2026 09:42:03 AM 2 pgs
Fees: $13.00 Taxes: $4,144.00
20260115-0003691

PREPARED BY (~~AND RETURN TO~~):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Ivey Title, LLC Ref: (DL) Title No.: 64284
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William C. Brake 5212 Shenandoah Court Nashville, TN 37220	OWNER

TAX MAP PARCEL NUMBERS: 145150A03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,120,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry F. Gentry, Trustee of the Terry & Barbara Gentry Living Trust established by Revocable Trust Agreement, dated August 30, 2018,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen C. Brake and William C. Brake, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4A of Revised Plan of Stratford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6250, page 560, and as further set forth on Exhibit "B" to the Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, rerecorded in Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, and Book 7756, page 116, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Terry F. Gentry and wife, Barbara A. Gentry, by Warranty Deed from S. R. Blanton Construction, Inc., dated May 22, 1987 and recorded on June 9, 1987 of record in Book 7262, page 532, Register's Office for Davidson County, Tennessee. Subject property was further conveyed to Terry F. Gentry, Trustee of the Terry F. Gentry Revocable Trust dated August 30, 2018, as to an undivided one-half (1/2) interest, and toe Barbara Ann Gentry, Trustee of the Barbara Ann Gentry Revocable Trust dated August 30, 2018, as to an undivided one-half (1/2) interest, by Warranty Deed dated August 30, 2018, recorded September 4, 2018, of record in Inst. No. 20180904-0087342, said Register's Office. By Quitclaim Deed dated June 8, 2023, recorded June 13, 2023, of record in Inst. No. 20230613-0044988, said Register's Office, Terry F. Gentry, Trustee of the Terry F. Gentry Revocable Trust dated August 30, 2018, conveyed his interest in subject property to Terry F. Gentry and/or Barbara Ann Gentry, Trustees of the Terry & Barbara Gentry Living Trust, established by the Revocable Trust Agreement of Terry F. Gentry and Barbara An Gentry dated August 30, 2018. By Quitclaim Deed dated June 8, 2023, recorded June 13, 2023, of record in Inst. No. 20230613-0044989, said Register's Office, Barbara Ann Gentry, Trustee of the Barbara A. Gentry Revocable Trust dated August 30, 2018, conveyed her interest in subject proeprty to Terry F. Gentry and/or Barbara Ann Gentry, Trustees of the Terry & Barbara Gentry Living Trust, established by the Revocable Trust Agreement of Terry F. Gentry and Barbara Ann Gentry dated August 30, 2018.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 560, and as further set forth on Exhibit "B" to the Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, rerecorded in Book 7234, page 801, Book 7353, page 472, and Book 7426, page 234, and 7756, page 116, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, rerecorded in Book 7234, page 801, Book 7353, page 472, and Book 7426, page 234, Book 7756, page 116, Inst. No. 20040402-0037662, Inst. No. 20130425-0041343, Inst. No. 20161118-0122027, corrected by Scrivener's Affidavit of record in Inst. No. 20161216-0132255, Inst. No. 20190715-0064123, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Stratford Place Residential Condominiums of record in Book 6412, page 395, said Register's Office; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 8128, page 23, said Register's Office.

This is improved property, known as 5212 Shenandoah Court, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of January, 2026.

Terry & Barbara Gentry Living Trust u/a/d August 30, 2018

By: Terry F. Gentry, Trustee
Terry F. Gentry, Trustee

State of Tennessee

County of Davidson

On this 14th day of January, 2026, before me the undersigned authority, personally appeared **Terry F. Gentry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,120,000.00.

Affiant

Sworn and subscribed before me this 14 day of January, 2026.

My Commission Expires: 11-8-27

Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY