WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379418 DEEDWARR
02/12/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260212-0011141

File #26-JJ-1325-18

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00**.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Alyce Dobyns (NAME)	**NEW OWNER** (NAME)	
1325 5th Avenue North, Apt. 18 (ADDRESS)	(ADDRESS)	**082 09 0W 018.00**
Nashville, TN 37208 (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,

NAN GENTRY, A MARRIED WOMAN,

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

ALYCE DOBYNS, AN UNMARRIED 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. 18, on the Plat of GERMANTOWN COMMONS Units attached as Exhibit "D" to the Declaration for GERMANTOWN COMMONS, a Condominium, of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and as amended in Instrument No. 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set on Exhibit 'E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to Dot Dobbins, by Warranty Deed from Germantown Commons of Tennessee LLC, a Tennessee limited liability company, of record in Instrument No. 20150731-0075827, in the Register's Office of Davidson County, Tennessee, dated July 28, 2015, and recorded on July 31, 2015.

Being the same property conveyed to Dot Dobbins and Nan Gentry as joint tenants with right of survivorship, by Tennessee Quitclaim Deed from Dot Dobbins, of record in Instrument No. 20220404-0038842, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022, and recorded on April 04, 2022. The said Dot Dobbins died on June 08, 2025.

The above-described property is not now or ever has the primary or marital residence of the Grantor herein.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HOMESTEAD ADDITION ESTATE OF D T MCGAVOCK, as recorded in Plat Book 57, Page 9.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GERMANTOWN COMMONS

Condominium of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and as amended in Instrument No. 20141003-0092050; 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.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130412-0036630.
* Easement for Public Street Right of Way, recorded in Instrument No's. 20130906-0094197; 20130906-0094198; 20130906-0094199 and 20130906-0094200.
* Charter for Germantown Commons Homeowners Association, Inc., recorded as Instrument No. 20130829-0091490.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **1325 5th Avenue North, Apt. 18, Nashville, TN 37208**.

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 **10th** day of **February, 2026.**

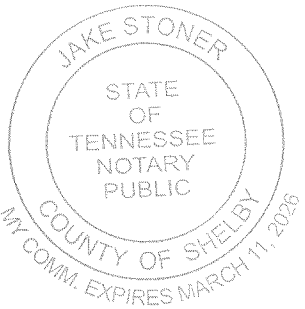
Nan Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2026, before me personally appeared Nan 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 10th day of February, 2026.

Notary Signature
My commission expires:



202602120011141

True Copy Certification

I, **Jodi Jackson,** 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 10 day of February, 2026.

Affiant Signature
Date 2/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2028