WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389434 DEEDWARR
03/06/2026 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260306-0018258

DM-ROGMC-26-2600-326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Sarah Vlahakos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MARCH, 2026.

Melissia Dugger
Notary Public

MY COMMISSION EXPIRES: 1/23/2030
(AFFIX SEAL)

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Vlahakos	**Same as New Owner**	
(NAME)	(NAME)	
2600 Hillsboro Pike 326	Same	**117-03-0H-326.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JOE U. GENTRY, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH VLAHAKOS, A SINGLE WOMAN,** 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 326 and Garage G71 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joe U. Gentry Jr., an unmarried man by Warranty Deed from Matthew V. Poteete, unmarried of record in Instrument No. 20190702-0064287 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on July 02, 2019.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for open space of record in Instrument Number 20070919-0111937 and Scriveners Affidavit of record as Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040312-0028775 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200310-0026753, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20190827-0085985 , in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike 326, Nashville, Tennessee 37212**.

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 6th DAY OF MARCH, 2026.

Joe Gentry Jr

Joe U. Gentry, Jr.

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE U. GENTRY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Completion

Powered by bluenotary

Session ID:	BC92F
Full Session ID:	69a1c72ce45065e9defbc92f
Status:	Completed
Reference Number:	69a1c72ce45065e9defbc92f
Session Start Time	February, 27th 2026 at 03:47PM CST (UTC-06)
Completed On	March, 6th 2026 at 08:42AM CST (UTC-06)

List of document(s)

Sr.	Name	Page(s)	Sign(s)	Size	SHA-256 Hash
1	Signed_Gentry Closing - RON D OCS.pdf	29	19	2.4 MB	ee7e34ef1cca222de5e4e13fdc2116ea243dc6fdeb1fe66da9470c20f0441ed6

Participant Details

Name & Details	Event Details	Signature Details
#1 Gabriel Robert Lutz Role: Notary Email: gabriel@rudytitle.com Commission No: 01LU0014861 Commission Expiry: 25 Oct 2027	Sent: February, 27th 2026 at 10:32AM CST (UTC-06) Viewed: March, 5th 2026 at 04:47PM CST (UTC-06) Signed: 05 Mar 2026 16:49:04 CST (UTC-06) IP Address: 216.59.87.172 Location: Champlain, New York, United States, North America	 Signature ID: 1772750944529
#2 Joe Gentry Jr Role: Signer Email: jjrgentry@yahoo.com	Sent: February, 27th 2026 at 10:32AM CST (UTC-06) Viewed: February, 27th 2026 at 03:47PM CST (UTC-06) Signed: 06 Mar 2026 08:09:48 CST (UTC-06) KBA passed: February, 27th 2026 at 03:54PM CST (UTC-06) Photo ID passed: February, 27th 2026 at 03:56PM CST (UTC-06) IP Address: 2600:1700:4248:8430:da8:a56e:5316:3a57 Location: Smyrna, Georgia, United States, North America	Joe Gentry Jr Signature ID: 1772806188042

I, Elizabeth Groom, 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 3/6/26.

Elizabeth Groom 3/6/26

Affiant Signature Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 6 day of March, 2026.

J Brady Commission Expires: 1/23/30

Notary Signature

JESSICA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030