Karen Johnson Davidson County
Batch# 1437316 DEEDWARR
06/23/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20260623-0056582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/19/2027
(AFFIX SEAL)

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eileen Frances Korby	New Owner	Parcel ID: 142 09 0F 536.00
(NAME)	(NAME)	
536 General George Patton Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Debra L. Gentry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eileen Frances Korby, a single woman**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 536 together with carport designated No. 536-C, on the Plan of River Plantation, Section Eight, Phase Two, of record in Book 6900, page 514-517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra L. Warren from Kirby Blackburn, now Kirby Holt Corbitt by Warranty Deed dated April 29, 1998 and recorded on April 29, 1998, in Book 10905, Page 670, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carolina F. Nix, a one-half undivided interest, from Debra L. Warren, by Quitclaim Deed dated April 30, 1998 and recorded on May 12, 1998, in Book 10928, Page 125, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Debra L. Gentry, formerly known as Debra L. Warren, a one-half undivided interest, from Carolina F. Nix, unmarried by Quitclaim Deed dated September 8, 2000 and recorded on September 29, 2000, in Instrument No. 20000929-0096431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 536 General George Patton Rd., Nashville, TN 37221

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. 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 our hands this 22nd day of June, 2026

Debra L. Gentry

STATE OF TENNESSEE

COUNTY OF Williamson

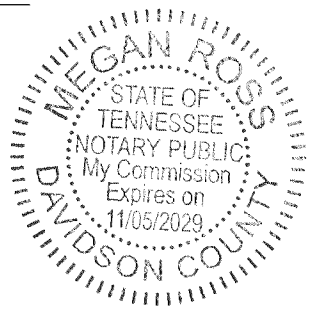
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Debra L. Gentry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2026.

Notary Public

My Commission Expires:

(SEAL)



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 6/22/2026 (**date of document**).

Affiant Signature

6/22/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 22nd day of June, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029