Karen Johnson Davidson County
Batch# 1230322 DEEDQC
01/27/2025 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250127-0006066

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Zackary W. Callis and Courtney Adams 5169 Eatons Creek Road Nashville, TN 37218	U.S. Bank National Association 3301 Rider Trail S. Earth City, MO 63045	038-00-0-169.00

This deed is intended to divest the Grantor of any right, claim, or interest in the property in accordance with the Final Decree of Divorce and Marital Dissolution Agreement dated March 26, 2024, of record in Docket No. 23D1764 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville. The transfer tax on this conveyance is exempt under the provisions of §67-4-409, et. seq., of the T.C.A.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zackary W. Callis, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Zackary W. Callis, an unmarried man, and Courtney Adams, an unmarried woman, as tenants in common with rights of survivorship**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

See Exhibit A.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of January, 2025.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of January, 2025.

Zackary W. Callis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Zackary W. Callis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

EXHIBIT A

Being a tract of land on the westerly margin of Eatons Creek Road being part of the property described in Deed Book 5286, page 603, of the Davidson County Register's Office as shown on the survey made by Campbell Surveying Co., Inc., 2424 21st Avenue S. Suite 201, Nashville, Tennessee 37212, License 665, and being more particularly described as follows;

Beginning at a point in the westerly margin of Eatons Creek Road, said point being the northeast corner of Elmer Huggins, thence with Huggins South 78 deg. 30 min. West 198 feet to a point, thence continuing with Huggins South 16 deg. West 480 feet to a point, thence with F.H. Von Dohlen North 77 deg. West 188.32 feet to a point, thence leaving Von Dohlen North 43 deg. 09 min. West 263.68 feet to a point, thence North 12 deg. 36 min. 09 sec. West 363.76 feet to a point, thence South 80 deg. 42 min. 32 sec. East 340.30 feet to a point in the westerly line of Lloyd Potts, thence South 1 deg. 15 min. West 43.83 feet to a point, said point being Potts Southwest corner, thence North 84 deg. 30 min. East 85 feet to a point, thence South 87 deg. East 172 feet to a point, thence North 79 deg. 45 min. East 182 feet to a point in the westerly margin of Eatons Creek Road ,thence in a southerly direction with said margin 16.4 feet to the point of beginning and containing 5 acres more or less.

Being the same property conveyed to Zackary W. Callis, unmarried, by Warranty Deed from Robert H. Callis, Sr. and wife, Brenda D. Callis, of record in Instrument No. 20160428-0041680, Register's Office for Davidson County, Tennessee, dated April 26, 2016, and recorded on April 28, 2016. Zackary W. Callis having since married and divorced, as evidenced by the Final Decree of Divorce and Marital Dissolution Agreement, dated March 26, 2024 in Docket No. 23D1764, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to:

Agreement to Maintain Road of record in Book 11517, Page 870, Register's Office for Davidson County, Tennessee; and

Any and all existing easements and restrictions as shown of record not stated herein

Being also known as 5169 Eatons Creek Road, Nashville, TN 37218.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 24, 2025.

Affiant Signature

27th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

