WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2025

Notary Public

COMMISSION EXPIRES 10/4/27

Karen Johnson Davidson County
Batch # 1245784 DEEDWARR
03/11/2025 11:13 59 AM 3 pgs
Fees $18 00 Taxes $2,497 50

20250311-0018297

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry Callis Allison Callis	NEW OWNER	146-07-0-084
(NAME)	(NAME)	
4908 Atwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nathanial A. Carter, Co-Trustee, and Clarence W. Stewart, Co-Trustee, and Matthew R. Greer, Co-Trustee of Nathaniel A. Carter 2020 Irrevocable Trust dated December 29, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Callis and Allison Callis, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee being Lot No. 403 on the Plan of An Addition to Section One Revised, Crieve Hall Estates of record in Book 2083, page 95, a revision of Book 2083, page 27, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathaniel A. Carter, III, Clarence W. Stewart and Matthew R. Greer as co-Trustees of the Nathaniel A. Carter 2020 Irrevocable Trust U/A dated December 29, 2020 by Warranty Deed from Justin Peyton Woodall, an unmarried man, of record in Instrument No. 20220810-0090903, dated July 14,2022 and recorded August 10, 2022, Register's Office for Davidson County, Tennessee.

Witness our hands this 6th day of March, 2025

Nathaniel A Carter 2020 Irrevocable Trust dated December 29, 2020

By _____
Nathanial A Carter, Co-Trustee

By _____
Clarence W Stewart, Co-Trustee

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Nathanial A. Carter**, Co-Trustees of Nathaniel A Carter 2020 Irrevocable Trust dated December 29, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained

WITNESS my hand and seal this 6th day of March, 2025

_____
Notary Public
Commission Expires 06/14/2029

NOTARY PUBLIC Expires 6/14/2029 Dennis A. Van Deusen My Commission HH 641860 STATE OF FLORIDA

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Clarence W. Stewart**, Co-Trustees of Nathaniel A Carter 2020 Irrevocable Trust dated December 29, 2020 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained

WITNESS my hand and seal this 6th day of March, 2025.

_____
Notary Public
Commission Expires 06/14/2029

NOTARY PUBLIC Expires 6/14/2029 Dennis A. Van Deusen My Commission HH 641860 STATE OF FLORIDA

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **4908 Atwood Drive** **Nashville, TN** **37220**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, successors 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, successors 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 7th day of March, 2025.

Nathaniel A. Carter 2020 Irrevocable Trust dated December 29, 2020

By: _____
Matthew R. Greer, Co-Trustee

STATE OF GEORGIA)
COUNTY OF BIBB)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Matthew R. Greer,** Co-Trustee of Nathaniel A. Carter 2020 Irrevocable Trust dated December 29, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7 day of March, 2025.

_____
Notary Public
Commission Expires: 1/14/2029

Pershe Beasley
Notary Public of Georgia
County of Bibb
Exp. January 14th, 2029