Karen Johnson Davidson County
Batch # 1281477 DEEDWARR
06/04/2025 01:32:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250604-0043985

This Instrument Prepared By: James D. White, Jr.
Attorney at Law
101 Green Street
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Courtney Lee Callis, et vir. Address: 1078 Kathryn Rd
City: Mount Juliet State: TN Zip: 37122
Map: 94-1 Parcel: 239

DEED OF CONVEYANCE
CREATING AN ESTATE BY THE ENTIRETIES

KNOW ALL MEN BY THESE PRESENTS: That I, COURTNEY LEE CALLIS, being the owner of land and desiring to create an estate by the entireties with my husband, KEITH E. REPASS, as provided by Section 66-1-109, Tennessee Code Annotated, for and in consideration of the love and affection I have for my said husband, have this day bargained and sold and do by these presents sell, transfer and convey unto my said husband, KEITH E. REPASS, his heirs and assigns, an undivided interest in in the hereinafter described lands sufficient to vest the title to said lands in me and my husband, as tenants by the entireties, said lands being situated, lying and being in the Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 2 on the Map of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly side of South 12th Street, and runs back 136.4 feet on the northerly line and 135 feet on the southerly line to an alley in the rear measuring 49.7 feet thereon.

Included in the above described property but expressly excluded there from is that part of said property conveyed to the Nashville Housing Authority by deed of record in Book 3407, Page 266, Register's Office for Davidson County, Tennessee, described as follows; Beginning at a point on the easterly margin of South 12th Street, said point being the northwest corner of the above mentioned property; thence with the easterly margin of South 12th Street in a southerly direction a distance of 50 feet, more or less, to the southerly line of the above mentioned property; thence with this southerly line in an easterly direction a distance of 5.1 feet, more or less; thence with a line in a northerly direction, (said line paralleling existing South 12th Street and being a distance of 5.0 feet from said Street) and running a distance of 50 feet, more or less, to the northerly line of said property; thence with said northerly line in a westerly direction a distance of 5.1 feet, more or less, to the point of beginning, containing 250 square feet, more or less.

And being the same lands conveyed to Courtney Lee Callis from Michael R. Brewer by warranty deed dated March 16, 2007, and recorded in Instrument Number 20070326-0036234, Register's Office of Davidson County, Tennessee.

This is improved property known as: 903 S. 12th St., Nashville, Tn 37206.

TO HAVE AND TO HOLD the said undivided interest in and to said tract or parcel of land unto my said husband, his heirs and assigns, forever, it being my intention by this instrument to create an estate by the entireties in and to the above tract of land. And I do covenant with the said KEITH E. REPASS that I am lawfully seized and possessed of said land, in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said KEITH E. REPASS, his heirs and assigns.

IN TESTIMONY WHEREOF, witness my hand on this the 2 day of June, 2025.

C L Callis
COURTNEY LEE CALLIS

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named COURTNEY LEE CALLIS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of June, 2025.

RUBI GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 04/26/28

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me
this ____ day of _____.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
C L Callis, Affiant
Subscribed and sworn before me this the
4 Day of June, 2025.
Brandi Wells, Deputy Register