WARRANTY DEED

Karen Johnson Davidson County
Batch# 1390605 DEEDWARR
03/10/2026 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260310-0018826

File #26-TL-5169-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph DeVivo and Barbara Devivo	New Owner	
(NAME)	(NAME)	**038 00 0 169.00, 038 00 0 041.00**
700 Brass Lantern Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

ZACKARY W. CALLIS, AN UNMARRIED MAN, COURTNEY ADAMS, AN UNMARRIED WOMAN, AND ROBERT H. CALLIS, SR. AND BRENDA D. CALLIS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSEPH DEVIVO AND BARBARA DEVIVO, HUSBAND AND WIFE,

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:

Parcel 1 (038 00 0 169.00):

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, an unmarried man and Courtney Adams, an unmarried woman, as tenants in common with rights of survivorship, by Quit Claim Deed from Zackary W. Callis, an unmarried man, of record in Instrument No. 20250127-0006066, in the Register's Office of Davidson County, Tennessee, dated January 24, 2025 and recorded on January 27, 2025.

Being the same property conveyed to Zackary W. Callis, unmarried, by Warranty Deed from Robert H. Callis, Sr. and Brenda M. Callis, married, of record in Instrument No. 20160428-0041680, in the Register's Office of Davidson County, Tennessee, dated April 26, 2016 and recorded on April 28, 2016. Also See Final Decree of Divorce Filed in Docket No. 23D1764, Davidson County Fourth Circuit Court.

Parcel 2 (038 00 0 041.00):

Land in the 13th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof made by Hickerson-Miller, Engineers, Surveyors, dated April 04, 1957, as follows:

Beginning at an iron pin in the Westerly margin of Eaton's Creek Road, the Northeast corner of the W. O. Holt Property; thence with his line S78°30'W, 198 feet to a stake being a corner post, continuing along an existing fence S16°W, 480 feet to a stake at a corner post in the North line of the Cunningham Property; thence with Cunningham's line, along a fence as follows: N77°W, 237 feet to a 30-foot oak; N80°30'W, 610 feet to a 6-inch locust; S66°W. 45 feet to a 10-inch locust; S36°30'W, 108 feet to a stake in the center line of a private road; thence with the center line of said private road, N47°W, 215 feet; N56°30'W, 247 feet to a stake, being a corner of the Taylor Property; thence with Taylor's East line N8°E, 745 feet to a 20-inch oak at a fence corner; thence S80°30'E, 1113 feet to a stake in a fence line at and old white oak stump, being the original Northeast corner of a Tract of 68 acres, more or less, acquired by W. H. Holt by deeds of record in Book 644, Page 425 and Book 675, Page 479, and being the Northwest corner of a Tract of 9.5 acres, more or less, acquired by W. H. Holt by deed of record in Book 802, Page 369; thence S1°15'W, 400 feet to a stake at a corner post in a drain; thence along a fence N84°30'E, 85 feet; S87°E, 172 feet; North 79°45'E, 182 feet to an iron pin in the Westerly margin of Eaton's Creek Road; thence with the margin of the same, S33°30'E, 16.4 feet to the Point of Beginning, containing 24.7 acres, more or less.

Included in this description but specifically excluded herefrom is that part of the property conveyed to Robert H. Callis, Sr. and wife, Brenda D. Callis being recorded simultaneously herewith, described as follows:

Beginning at a point in the Westerly margin of Eaton's Creek Road, said point being the Northeast corner of Elmer Huggins; thence with Huggins S78°30'W, 198 feet to a point; thence continuing with Huggins, S16°W, 480 feet to a point; thence with F. H. VonDohlen N77°W, 188.32 feet to a point; thence leaving VonDohlen N43°09'W, 263.68 feet to a point; thence N12°36'09"W, 363.76 feet to a point; thence S80°42'32"E, 340.30 feet to a point in the Westerly line of Lloyd Potts; thence S1°15'W, 43.83 feet to a point, said point being Potts Southwest corner; thence N84°30'E, 85 feet to a point; thence S87°E, 172 feet to a point; thence N79°45'E, 182 feet to a point in the Westerly margin of Eaton's 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.

Less and except of record in Book 11517, Page 867, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Robert H. Callis, Sr. and wife, Brenda D. Callis, by Warranty Deed from Joseph B. Ingle and wife, Rebecca J. Ingle, of record in Book 8229, Page 144, in the Register's Office for Davidson County, Tennessee, dated October 30, 1990 and recorded on November 01, 1990.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Agreement to Maintain Road as set forth in instrument recorded in Book 11517, Page 870 (as to Parcel 1).
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5169 and 0 Eatons Creek Road, Nashville, TN 37218**.

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.

Zackary W. Callis

Courtney Adams

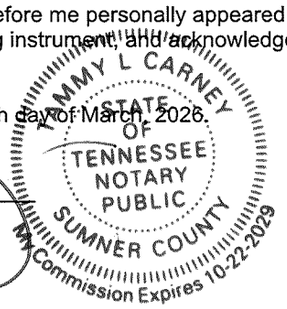
Robert H. Callis, Sr.

Brenda D. Callis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Zackary W. Callis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

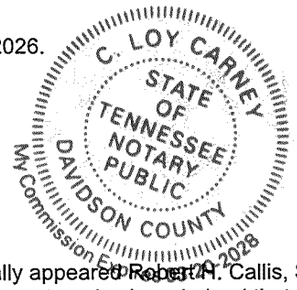
Witness my hand, at office, this 6th day of March, 2026.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Courtney Adams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

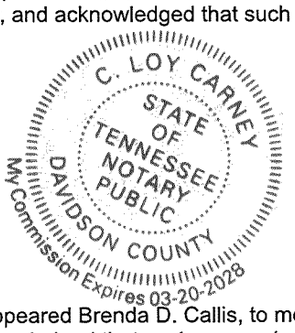
Witness my hand, at office, this 6th day of March, 2026.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Robert H. Callis, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

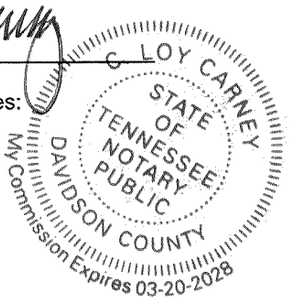
Witness my hand, at office, this 6th day of March, 2026.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Brenda D. Callis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2026.



Notary Signature
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 6th day of March, 2026.

Affiant Signature

Date 3.6.26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: _____

