Karen Johnson Davidson County
Batch# 1442670 DEEDWARR
07/06/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260706-0060760

WARRANTY DEED

File No. EM-26-2567

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Conner and Marie Zimmerman	**New Owner**	
(NAME)	(NAME)	
4908 Atwood Drive	**Property**	146-07-0-084.00
(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/we, **Henry Callis, and Allison Callis, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles D. Conner and Marie Zimmerman, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Plat Book 2083, Page 95, a revision of Book 2083, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathanial A. Carter, III, Clarence W. Stewart, and Matthew R. Greer, as Co-Trustee 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 Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on August 10, 2022.

Being the same property conveyed to Henry Callis and Allison Callis, husband and wife by Warranty Deed from 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 of record in Instrument No. 20250311-0018297 Register's Office for Davidson County, Tennessee, dated March 06, 2025 and recorded on March 11, 2025.

This is property more commonly known as 4908 Atwood Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29th day of June, 2026.

Henry Callis

Allison Callis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me personally appeared Henry Callis, Allison Callis and , 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 29th day of June, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Emily Manno, 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 6/29/26.

Date

Affiant Signature

6/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of June, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2029