This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1454093 DEEDWARR
08/03/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260803-0071394

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $365,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of July, 2026

Notary Public
My Commission expires 10, 4, 27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Britta Mach and Tyler Joe Gephart
108 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
American Pacific Mortgage Corporation &/or Warehouse Lenders
3000 Lava Ridge Court
Suite 200
Roseville, CA 95661
MAP AND PARCEL NUMBER: 07404001800

WARRANTY DEED
26NT01326

Effective the 30 Day of July, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Betty B. Callis, Deceased
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Britta Mach, a single person, and Tyler Joe Gephart, a single person, as tenants in common
The following described real estate in **Davidson** County, Tennessee:
Land in Davidson County, Tennessee, being Lot No. 1053 on the Plan of Hermitage Hills, Section 10, as of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1053 fronts 51.49 feet on the westerly side of the terminus of Jacksonian Drive and extends back 162.0 feet on the northeasterly line and 202.5 feet on the southwesterly line to a dead line in the rear, measuring 229.6 feet thereon.

Betty B. Callis died 11/18/2024 with testate probate in the Davidson County Probate court, case no 25P109. By the terms of Article Seven of the last will and testament, real property is to be administered through the probate estate.

Being the same property conveyed to Perry L. Callis and wife, Betty B. Callis from Johnson Homes, Inc., by Warranty Deed dated 07/29/1965 and recorded 08/03/1965 in Book 3918, page 950, Register's Office of said County. Perry L. Callis died 12/31/2009, leaving Betty B. Callis as surviving tenant by the entirety.

This is an improved property commonly known as: 108 Jacksonian Drive, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30 day of July, 2026

The Estate of Betty B. Callis

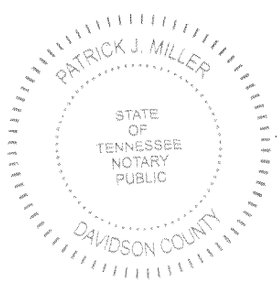
By: Timothy Wayne Callis, Executor

BY: Timothy Wayne Callis, Executor
State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Timothy Wayne Callis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be **Executor of The Estate of Betty B. Callis**, and that as such in such compacity executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission expires: 7, 3, 28



True Copy Certification

I, **Jodi Jackson,** 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 30 day of July, 2026.

Affiant Signature
Date 7/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2027