Karen Johnson
Batch # 1356713
12/11/2025 10 45 01 AM
Fees $13 00 Taxes $1,591 00
Davidson County
DEEDWARR
2 pgs
20251211-0098585

BOX 10-A

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $430,000 00

Affiant

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

Subscribed and sworn before me this the 9th day of December, 2025

M. L. Schodroski
Notary Public
My commission expires: 3/3/2026

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Terry Greer 228 Graeme Drive Nashville, TN 37214	SAME AS OWNERS.	095-02-0 034 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BENJAMIN MILLICAN AND JENNIFER ANN MILLICAN, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TERRY L. GREER AND LINDA R. GREER, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 124 on the Plan of Donelson Hills Subdivision, of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Michael Benjamin Millican and Jennifer Ann Millican, husband and wife, by deed dated 07/15/2019, from Bradley W Stephenson and wife, Carrie D Stephenson, of record in Instrument No 20190716-0069532, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 228 Graeme Drive, Nashville, TN 37214

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/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of December, 2025

Michael Benjamin Millican

Jennifer Ann Millican

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Benjamin Millican and Jennifer Ann Millican, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 9th day of December, 2025

My commission expires

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY