This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25949-AP

Karen Johnson Davidson County
Batch# 1445589 DEEDQC
07/13/2026 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260713-0063052

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 13 day of July, 2026.

Notary Public
My Commission Expires: 3/21/2028

Address New Owners	Send Tax Bills To:	Map-Parcel Numbers
Sam C. Bills, Jr. Kelly C. Bills 1724 Green Hills Drive Nashville, TN 37215	New Owner	131-03-0-093.00 & 131-03-0-079.00 **The purpose of this deed is to combine the above parcels.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **SAM C. BILLS, JR. AND KELLY C. BILLS**, Husband and Wife (hereinafter the "Grantor") do hereby quitclaim and convey unto **SAM C. BILLS, JR. AND KELLY C. BILLS**, Husband and Wife (hereinafter the "Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land located in Davidson County, Tennessee and described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 20 on the Plan of Birdhaven of record in Book 1130, Page 30, said Register's Office.

Beginning at a point on the dividing line between Lots 19 and 20 on said Plat 150 feet east of the easterly margin of Oriole Place, the same being the northeast corner of the property conveyed to Lawrence K. Benson and wife, of record in Book 4076, Page 586, said Register's Office; thence with said dividing line, eastwardly 50 feet thence southwardly 75 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westwardly 50 feet to the southeasterly corner of the above referenced Benson property, thence with the easterly line of said Benson's property northwardly 75 feet to the point of beginning.

Together with an easement for walkway purposes with full rights of ingress and egress across the westerly 3 feet of the southerly 12 1/2 feet of Lot No. 20 on the Plan of Green Hills Subdivision No. 2 in Book 547, Page 139, said Register's Office.

Being the same property conveyed to Sam C. Bills, Jr. and Kelly C. Bills, Husband and Wife, by Warranty Deed from R. Ashley Milam, Trustee of the R. Ashley Milam Revocable Living Trust dated December 14, 2016, dated May 1, 2018, and recorded on May 3, 2018, of record in Instrument No. 20180503-0042257, Register's Office for Davidson County, Tennessee

This is improved property located at: **1724 and 1724-B Green Hills Drive**
Nashville, TN 37215

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2026.

GRANTOR:

Sam C. Bills
Signed with Stavvy
Sam C. Bills, Jr.

Kelly Bills
Signed with Stavvy
Kelly C. Bills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication, **SAM C. BILLS, JR. AND KELLY C. BILLS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the within named Grantor's, and that they electronically executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office this 13th day of July, 2026.

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11/ 8/2028

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

I, Kirsten Virden, 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 07/13/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/13/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

