Karen Johnson Davidson County
Batch# 1453274 DEEDWARR
08/03/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260803-0071220

Prepared By & Return To: Tennessee Title Services LLC-Brentwood 7000 Executive Center Dr. City Park II - Suite 290 Brentwood, TN 37027 B-26-3075	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2026 Notary Public Commission Expires: _____

ABBY MUDTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES SEPT 5, 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
MaryLauren Moss Hicks and Ross Hicks 7225 River Bend Road Nashville, TN 37221	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	141-12-0C-088.00-CO

WARRANTY DEED

FOR AND IN 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,

Tucker Biddlecombe a/k/a Thomas Biddlecombe and Mary Biddlecombe, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MaryLauren Moss Hicks and Ross Hicks, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 88, on the Plan of River Bend, a Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Page 504, as amended by Surveyor's Certificate of Correction in record Book 7465, Page 833, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot

Being the same property conveyed to Tucker Biddlecombe and wife, Mary Biddlecombe by Warranty Deed from Julia Ann McGranaghan and Andrew Francis McGranaghan, wife

and husband of record in Instrument No. 20160516-0048660 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7225 River Bend Road, Nashville, TN 37221

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 so 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.

Dated this the 30th day of July, 2026.

Tucker Biddlecombe a/k/a Thomas Biddlecombe

Mary Biddlecombe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2026, before me personally appeared Tucker Biddlecombe a/k/a Thomas Biddlecombe and Mary Biddlecombe, 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 30th day of July, 2026.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/30/26 (date of document).

Affiant Signature

7/31/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

