Karen Johnson Davidson County
Batch# 1453312 DEEDWARR
08/03/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260803-0071302

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

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Tuck Catherine Tuck 1724 Green Hills Drive Nashville, TN 37215	New Owner	131-03-0-093.00 131-03-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sam C. Bills, Jr. and Kelly C. Bills, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Tuck and Catherine Tuck, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 See also Quitclaim Deed of record in Instrument No. 20260713-0063052, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2026.

GRANTOR:

Sam C. Bills, Jr.

Kelly C. Bills

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sam C. Bills, Jr. and Kelly C. Bills, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Scott Hubbard 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

July 30, 2026.
Date

S. Scott Hubbard
Affiant Signature

July 30, 2026

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)



M&H File #: **26-434**