FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson
Karen Johnson Davidson County Batch# 1295207 DEEDWARR 07/08/2025 02:35:30 PM 3 pgs Fees: $18.00 Taxes: $72.15 20250708-0053706	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$19,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/30/2025** Notary Public 1/23/26 MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Dale Aldridge and Patricia Lynn Aldridge, Trustees of Aldridge Family Trust dated May 8, 2018	Same as New Owner	**096-06-0-070.00**
2848 Surrey Road Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Randall Johnson and Patricia Lynn Aldridge,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Dale Aldridge and Patricia Lynn Aldridge, Trustees of Aldridge Family Trust dated May 8, 2018,** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Donelson Heights, of record in Book 1424, page 35, Register's Office for said County.

Said Lot No. 28 fronts 85 feet on the east side of Surrey Road and runs back between lines, 203 feet on the northerly line and 178.23 feet on the southerly line to a dead line in the rear on which it measures 118 feet.

Being the same property conveyed to Christopher Randall Johnson and Patricia Lynn Aldridge both heirs of Helen L. Johnson and William A. Johnson as reflected in Affidavit of Heirship in Furtherance of Title recorded on 02/28/2023 as instrument #20230228-0014129 and 20230228-0014130 in the Register's Office of Davidson County, Tenneessee. William A. Johnson having passed on November 20, 2004 and Helen L. Johnson having passed on December 2, 2022.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2848 Surrey Road, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **June, 2025**.

Christopher Randall Johnson

Patricia Lynn Aldridge

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Christopher Randall Johnson and Patricia Lynn Aldridge**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **June, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 6-30-25 (date of document).

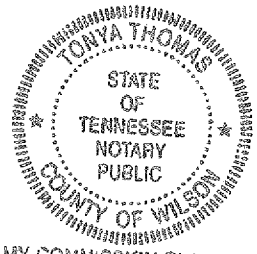
Alex Sharer
Affiant Signature

7-8-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8th day of July, 2025.



MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25