Karen Johnson Davidson County
Batch# 1334944 DEEDWARR
10/16/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20251016-0082573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000 00.

Mary K Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/24
(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-PC-25-1912

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis D. Johnson and Mary K. Johnson	**Same as New Owner's**	
(NAME)	(NAME)	**117-04-0-129.00**
1704 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF WILLIAM RALPH NORTHRUP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS D. JOHNSON AND MARY K. JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4, Block A on the map of Belmont Terrace, Annex No. 3, as of record in Book 1130, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 90 feet on the Northerly side of Wildwood Avenue and runs back between lines 135.1 feet on the Westerly line and 148.7 feet on the Easterly line to the South line of Rosewood Avenue on which it measures 90 feet.

Being the same property conveyed to William R. Northrup by Warranty Deed from Paul W. Axton and wife, Rose Marie Axton of record in Book 4995, Page 792, Register's Office for Davidson County, Tennessee, dated January 28, 1976 and recorded on February 10, 1976.

Said William R. Northrup also known as William Ralph Northrup having died testate, the subject real property became part of his probate estate and is subject to the control of his duly appointed personal representatives. See probate proceedings of record in Docket No. 25P1436, Circuit Court, Probate Division, Davidson County, Tennessee, appointing Dianne Garnett and John Chambers as personal representatives of the Estate of William Ralph Northrup.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 24, Register's Office for Davidson County, Tennessee.
- Right of Way of Wildwood Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1912 Wildwood Avenue, Nashville, Tennessee 37212**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 16 DAY OF OCTOBER, 2025.

Estate of William Ralph Northrup

BY: Dianne Garnett
Dianne Garnett
Personal Representative

BY: John Leftwich Chambers
John Leftwich Chambers
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE GARNETT, PERSONAL REPRESENTATIVE of the ESTATE OF WILLIAM RALPH NORTHRUP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of October, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LEFTWICH CHAMBERS, PERSONAL REPRESENTATIVE of the ESTATE OF WILLIAM RALPH NORTHRUP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of October, 2025.

Notary Public
My Commission Expires: 03-16-2026
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 10/16/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 10/16/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2025.

Notary's Signature

My Commission Expires: 