Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17836

Warranty Deed 7427 Bidwell Rd. Page | 1

Karen Johnson Davidson County
Batch # 1346315 DEEDWARR
11/14/2025 10:46:11 AM 13 pgs
Fees $68.00 Taxes $1,110.00
20251114-0090857

Prepared by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, TN 37068

ADDRESS NEW OWNER:
Victor Hazelwood
7427 Bidwell Rd.
Joelton, TN 37080

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.
Map 014.00
Parcel 076.00

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, **Jerome Nikolai, Administrator of the Estate of Karen J. Nikolai**, deceased, joined by all of her heirs, being **Jerome Nikolai, Genevieve L. Helke, Patricia Lytwyn, Mary Jo Wisniewski, and Karla Accurso**, by these presents transfer and convey unto **Victor Hazelwood**, Grantee, the following described tract or parcel of real property in Davidson County, Tennessee:

A certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 52 on a survey of Division of Lot Number 2, H. T. Hays Tract, described according to a survey made by D. E. Bonner and E. Medlin, dated December 20, 1963, as follows:

Beginning at a point in the Southwest margin of Bidwell Road, 8640.15 feet from the margin of Old Clarksville Pike; thence, South 59 degrees West 409 feet to a point; thence South 87 degrees 15 minutes East 105 feet to a point; thence, South 3 degrees 30 minutes West 176 feet to a point; thence, North 59 degrees East 417.3 feet to a point in the Southwest margin of Bidwell Road; thence, with the margin of same, North 31 degrees West 202.75 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Robert D Duke and wife, Karen J Nikolai by Warranty deed from Robert W Wingo and wife, Sharon Wingo of record in Book 10006, page 301, Register's Office for Davidson County, Tennessee, dated 4/4/1996 and recorded on 4/8/1996. Being the same property conveyed to Karen J Nikolai by Quitclaim deed from Robert D Duke of record in Book 11499, page 663, Register's Office for Davidson County, Tennessee, dated 5/28/1999 and recorded on 5/28/1999. Being also known as 7427 Bidwell Road Joelton, Tennessee 37080.

Said Karen J Nikolai died on August 10, 2025. By Order entered October 31, 2025 in Case No. 25P1742, captioned "In the Matter of Estate of Karen J. Nikolai, Deceased" the Seventh Circuit (Probate) Court for Davidson County, Tennessee divested the within property from the heirs of Karen J. Nikolai, vested the same in the Estate, and ordered the Administrator, Jerome Nikolai, to sell the property and make the within conveyance as the act of the Court.* This conveyance is further joined by the heirs at law of Karen J. Nikolai, as shown by Affidavit of Heirship placed of record herewith as Instrument 20251114-0090856, said Register's Office, to-wit: Jerome Nikolai, Genevieve L. Helke, Patricia Lytwyn, Mary Jo Wisniewski, and Karla Accurso.

*see exhibit A"

This property is not a residence of any Grantor, his/her spouse or dependent.

This is improved property located at and known as 7427 Bidwell Road, Joelton, Tennessee.

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 I/we do covenant with the said Grantees that I/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 I/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

Witness my/our signatures on date(s) as indicated·

JEROME NIKOLAI
Administrator, Estate of Karen J. Nikolai

JEROME NIKOLAI, **Individually**

STATE OF Wisconsin)
COUNTY OF Marathon)

Personally appeared before me, the undersigned Notary Public, the within named Jerome Nikolai, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 11-7-2025.

Notary Public Exp 4-8-2026

My commission expires: 4-8-2026

D Smith
State of Wisconsin, Notary Public

STATE OF Wisconsin)
COUNTY OF Marathon)

Personally appeared before me, the undersigned Notary Public, the within named Jerome Nikolai, who being duly sworn acknowledged himself to be the Executor of the Estate of Karen J. Nikolai, pursuant to the order of the Seventh Circuit Court for Davidson County, Tennessee, Case 25P-1742, and executed the within instrument on behalf of said Estate by signing his name as such Administrator for the purposes therein contained.

Witness my hand and seal this date: 11-7-2025.

Notary Public

My commission expires: 4-8-2026

D Smith
State of Wisconsin, Notary Public

Genevieve L. Helke

STATE OF South Carolina)
COUNTY OF Spartanburg)

Personally appeared before me, the undersigned Notary Public, the within named Genevieve L. Helke, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date NOV 5, 2025

Notary Public

My commission expires: 10/19/2032

CASEY FOWLER
Notary Public - State of South Carolina
My Commission Expires October 19, 2032

Patricia Lytwyn

Patricia Lytwyn

STATE OF Minnesota
COUNTY OF Morrison

Personally appeared before me, the undersigned Notary Public, the within named Patricia Lytwyn the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: Nov 6th 2025

Julie K DeZurik

Notary Public

My commission expires: Jan 31, 2030

JULIE K. DEZURIK
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

Mary Jo Wisniewski

STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned Notary Public, the within named Mary Jo Wisniewski, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed

Witness my hand and seal this date 11/5/2025

Notary Public Dara M. van Dijk

My commission expires 5/24/2029

Notary Public State of Florida
Dara M Van Dijk
My Commission HH 657875
Expires 5/24/2029

Karla Accurso

Karla Accurso

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned Notary Public, the within named Karla Accurso, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date November 5, 2025

Notary Public

My commission expires 9/11/29

PATRICIA PAYNE
Notary Public, State of Florida
My Comm. Expires September 11,2029
Commission No. HH 719371

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF Marathon)

The actual consideration for, or value of, this transfer, whichever is greater, is $300,000

Affiant

Sworn to and subscribed before me this date:

Notary Public

My commission expires: 4-8-2026

D Smith
State of Wisconsin, Notary Public

"Exhibit A"

STATE OF TENNESSEE

****

IN RE: ***KAREN J NIKOLAI***

Docket No: ***25P1742***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on October 30, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on November 10, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____

Deputy Clerk

EFILED 10/30/25 07:14 PM CASE NO. 25P1742 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT (PROBATE) COURT
FOR DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:	)	
	)	
ESTATE OF	)	**Case No. 25P-_____**
KAREN J. NIKOLAI	)	
	)	
Deceased.	)	

ORDER FOR SALE OF PROPERTY AT 7427 BIDWELL ROAD

The Court has considered the Motion to Sell Real Property filed by Administrator Jerome Nikolai on October 17, 2025, and enters the following findings.

1. On the date of her passing, Karen J Nikolai owned a dwelling house and lot at 7427 Bidwell Road, Joelton, Davidson County, Tax Map 14, Parcel 76 of said County, described as follows

> Being Lot No 52 on a survey of Division of Lot Number 2, H T Hays Tract, described according to a survey made by D. E. Bonner and E. Medlin, dated December 20, 1963, as follows:
>
> Beginning at a point in the southwest margin of Bidwell Road, 8640.15 feet from the margin of Old Clarksville Pike, thence, South 59 deg. West 409 feet to a point, thence South 87 deg. 15' East 105 feet to a point, thence, South 3 deg 30' West 176 feet to a point, thence, North 59 deg East 417 3 feet to a point in the southwest margin of Bidwell Road; thence, with the margin of same, North 31 deg. West 202 75 feet to the beginning, containing 2, acres, more or less.
>
> Being the same property conveyed to Robert D. Duke and wife Karen J. Nikolai by deed from Robert W. Wingo and wife Sharon L. Wingo, of record in Book 10006, page 301, Register's Office for Davidson County, Tennessee Robert D Duke subsequently quitclaimed his interest in said property to Karen J. Nikolai by instrument of record in Book 11499, Page 662, said Register's Office

2 The property is before the Court because the heirs, who are the siblings of Ms Nikolai, all live out of state and have stipulated in verified written consents to the original

EFILED 10/30/25 07.14 PM CASE NO 25P1742 Joseph P. Day, Clerk

petition that the property be administered within the estate Moreover, in their verified written Consents to this motion for sale, all heirs have specifically consented that the Court divest their interests in the property in favor of the estate

3. The proposed contract before the Court proposes to sell the property to one Victor Hazlewood for $300,000.00, in as-is condition, to close promptly for cash

4. The current property tax appraisal is $414,100.00. Movant has, however, verified that the property is in need of very substantial repairs, including mechanical and structural repairs, and stated that he feels that "this "as-is" contract is manifestly in the best interest of the estate and all claiming thereunder". All of the other heirs have submitted verified consents agreeing with "what Jerome has said in the Motion about the condition of the property".

4. Movant has averred that the estate has substantial cash assets and no known claims.

5 Because the tenuous condition of the property dictates that it be sold before the onset of winter, it is in the best interest of all that the sale should be ordered to occur now, and the proceeds held by the closing agent until February 10, 2026, six months after Ms Nikolai's death, for the purposes of T. C A 30-2-408(b).

It is therefore **ORDERED, ADJUDGED and DECREED:**

1. The within described real property is divested from the heirs of Karen J Nikolai and vested in the Estate of Karen J Nikolai for disposition as herein ordered.

2 The contract dated 10/16/2025 between Victor Hazlewood, Buyer, and Jerome Nikolai, Executor, Seller, is ratified and approved for closing Jerome Nikolai, as Administrator, may and shall appear at closing and execute a deed of conveyance, settlement statement, and such ancillary documents as may be required by the closing agents, incurring the reasonable

EFILED 10/30/25 07 14 PM CASE NO. 25P1742 Joseph P. Day, Clerk

costs of closing in his discretion, and thereby binding the estate and all claiming thereunder as the act of the court.

3. Net proceeds of the estate shall be held by the disbursing closing agent and transmitted to the Administrator on or after February 10, 2026

ENTRY OF THIS ORDER IS BY ELECTRONIC SIGNATURE PAGE FOLLOWING.

APPROVED FOR ENTRY

/s/ Daniel L. Wischhof

Daniel L Wischhof, Reg No. 006655
124 Long Hollow Pike
Goodlettsville, Tennessee 37072
615-859-9991
Fax 615-859-0705
dlw@wischhoflaw.com
Attorneys for Petitioner

EFILED 10/30/25 07.14 PM CASE NO. 25P1742 Joseph P. Day, Clerk

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing Proposed Order is served on October 31, 2025 upon all heirs of the decedent, set out below.

/s/ Daniel L Wischhof

Jerome Nikolai [Petitioner]
233444 County Rd. E.
Athens, Wisconsin 54411
smiley176@juno.com

Genevieve L. Helke
4 Amaker Lane
Spartanburg, SC 28307
jhelke@bellsouth.net

Patricia Lytwyn
206 Riverwood Ct.
Randall, Minnesota 56475
pnlytwyn@outlook com

Mary Jo Wisniewski
3436 Stirling Rd
Palm Harbor, Florida 34684
mjwisniewski@yahoo.com

Karla Accurso
5549 Sunset Falls Dr
Apollo Beach, Florida 35572
ayla30@msn.com

EFILED 10/30/25 07:14 PM CASE NO. 25P1742 Joseph P. Day, Clerk

Case Title: NIKOLAI V NIKOLAI
Case Number: 25P1742
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit