2025-1138

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360964 DEEDWARR
12/22/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251222-0101682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26 (AFFIX SEAL)

BG-RG-25-5022

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)
Paul L. Johnson Jr. Living Trust dated January 24, 2024	New Owner	
(NAME)	(NAME)	
5022 Ashley Drive		**161-02-0-086.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RYAN BENNETT WALSH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL L. JOHNSON, JR., TRUSTEE OF THE PAUL L. JOHNSON JR. LIVING TRUST DATED JANUARY 24, 2024,** 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. 36, on the Plan of McMurray Hills, as of record in Book 3700, Page 5, Register's Office for said County, and reserved Parcel "L" of the Plan of McMurray Hills Resubdivision of reserved Parcel "A", as of record in Book 4470, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hazel H. Alcorn by Warranty Deed from Charles H. Richardson and wife, Mary K. Richardson of record in Book 5047, Page 169, Register's Office for Davidson County, Tennessee, dated July 15, 1976 and recorded on July 19, 1976.

Being the same property conveyed to Pamela D. Alcorn by QuitClaim Deed from Hazel H. Alcorn, and husband C. C. Alcorn of record in Book 10135, Page 493, Register's Office for Davidson County, Tennessee, dated July 29, 1996 and recorded on July 29, 1996.

The said Pamela D. Alcorn having since died on March 27, 2024, testate, leaving a Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, on May 10, 2024 as Docket No. 24P1003; therefore now vesting in her Estate.

Being the same property conveyed to Ryan Bennett Walsh, a single man by Warranty Deed from Estate of Pamela D. Alcorn of record in Instrument No. 20240624-0046903 Register's Office for Davidson County, Tennessee, dated June21, 2024 and recorded on June 24, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4470, Page 121, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3882, Page 846, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5022 Ashley Drive, Nashville, Tennessee 37211**.

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 9 DAY OF DECEMBER, 2025.

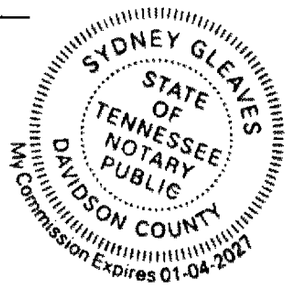
Ryan Bennett Walsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN BENNETT WALSH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/9/25 (date of document).

Affiant Signature

12/19/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26