Karen Johnson
Batch # 1395355
03/20/2026 10:02:15 AM
Fees: $13.00 Taxes: $1,961.00
Davidson County
DEEDWARR
2 pgs
20260320-0022275

Box 14
2026-50-SH

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $530,000.00. Norma Jean Yoos Affiant Subscribed and sworn to before me, this the 18th day of March, 2026. Notary Public My commission expires: 7/7/2027 (AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Norma Jean Yoos	**"NEW OWNER"**	**046-00-0-061.00**
4851 Bull Run Road		
Ashland City, TN 37015		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Madeline DeCuyper, Trustee of the F. A. DeCuyper Living Trust U/A/D December 16, 1996, and any amendments thereto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norma Jean Yoos, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 in the 13th Civil District described as follows:

Beginning at a point in the center of Bull Run Road at the southeast corner of the property conveyed to John L. Kilbourne, an unmarried person, of record in Book 10690, page 742, said Register's Office; thence South 26.5° East 145 2/5 poles to a red oak on a ridge; thence South 54° West 20 poles to a large stone; thence North 65° West 26 poles to a black oak; thence North 44° West 32 poles to a stake; thence North 11° West 14 poles to an elm; thence North 71° East 6 poles to a stake; thence leaving the ridge North 19° West 63 3/5 poles to the center of said road, being said Boone's southwest corner; thence with the center of said road, being southern boundary line, North 81° East 21 poles to the beginning, containing 27 acres, more or less.

Being the same property conveyed to F. A. DeCuyper by Warranty Deed dated April 24, 1998, from Larry Dale Johnson and wife, Cheryl Shanks Johnson, of record in Book 10903, Page 201, said Register's Office for Davidson County, Tennessee. F. A. DeCuyper (also known as Ferdinand DeCuyper Jr.,) died September 2, 2017, leaving a Last Will and Testament filed in Docket No. 19P-666 for Muniment of Title only, in the Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to said Will of F. A. Decuyper (a/k/a Ferdinand A. Decuyper) property was devised to Madeline Decuyper, Trustee under the F. A. Decuyper Living Trust, dated December 16, 1996, and any amendments thereto.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to the flow of the waters of the Bull Run Creek and the rights of the public therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 4851 Bull Run Road, Ashland City, TN 37015.

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) that I/we am/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 myself/ourselves, my/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 18th day of March, 2026.

Madeline DeCuyper Trustee

Madeline DeCuyper, Trustee of the F. A. DeCuyper Living Trust U/A/D December 16, 1996, and any amendments thereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Madeline DeCuyper, Trustee of the F. A. DeCuyper Living Trust U/A/D December 16, 1996, and any amendments thereto** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2026.

Notary Public

My Commission Expires: 7/17/2027

