Karen Johnson Davidson County
Batch# 1441842 DEEDWARR
07/02/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20260702-0059947

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Y-PC-25-1914

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)
SJA Ventures LLC	**Same as New Owner**	
(NAME)	(NAME)	
500 Acklen Park Dr., #B		**117-04-0-128.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **SJA VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 3, of Block "A", Map of Belmont Terrace Annex, Section 3, of record in Book 1130, Page 24, Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 95.1 feet on the northly side of Wildwood Avenue and runs back between lines 124.8 feet on the westerly line and 135.1 feet on the eastelry line to the southerly margin of Rosewood Avenue on which it measures 95 feet thereon.

Being the same property conveyed to William R. Northrup, single by Warranty Deed from Roberto Escamilla etux Dorothy Escamilia, dated December 30, 1982, and recorded January 3, 1983 in Book 5987, Page 639, Register's Office of Davidson County, Tennessee.

Said William R. Northrup also known as William Ralph Northrup having died testate May 7, 2025, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1914 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 1st DAY OF JULY, 2026.

Estate of William Ralph Northrup

BY: Dianne Garnett
Dianne Garnett
Co-Personal Representatives

BY: John Leftwich Chambers
John Leftwich Chambers
Co-Personal Representatives

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE GARNETT, CO-PERSONAL REPRESENTATIVES 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 1st of July, 2026.

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, CO-PERSONAL REPRESENTATIVES 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 1st of July, 2026.

Notary Public
My Commission Expires:
(SEAL)

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

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

CERTIFICATE OF AUTHENTICITY

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 07/01/26.

Date

Stephanie Woodall

Affiant Signature

07/01/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026.

Notary's Signature

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)