Karen Johnson Davidson County
Batch# 1318946 DEEDWARR
09/05/2025 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20250905-0071060

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2025.

Notary Public
My commission expires: 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tameka Lowe **Tahj Bolton**	New Owners	**135160A11800CO**
1041 Flintlock Ct		
Nashville, TN 37217		

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

Julian Jamison, married and Tia Jamison, unmarried

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

Tameka Lowe and Tahj Bolton

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 Lot No. 20, Tracts 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Tammy Lipscomb and Enrico Campbell by Warranty Deed from Stephen Sinanan and Sheila Sinanan dated 11/16/07 of record in Instrument No. 20071121-013691, Register's Office of Davidson County, Tennessee. By Quitclaom Deed dated 3/22/13 of record in Instrument No. 20130419-0039292, said Register's Office, Enrico G. Campbell conveyed his interest in subject property to Tammy Lipscomb. By QuitclaimDeed dated 2/18/18 of record in Instrument No. 20180209-0013183, RODCT, Tammy Adedeji fka Tammy Lipscomb cinveyed the subject property to Tammy Adedeji and husband Abimbola Adedji. Abimola Adedji conveyed his interest in subject proerty to Julian Jamison & Tia Jamison by Quitclaim Deed dated October 28, 2024, of record in Instrument No. 20241106-0086224, in the Register's Office for Davidson County, Tennessee. Tammy Lipscomb aka Tammy Adedji had died intestate on 12/14/23 leaving Julian Jamison and Tia Jamison as her sole heirs: reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202509050071059, and Instrument No. XXXXXXXXXXXXXXXXXXXX, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is neither his/her personal residence, not the personal residence of his./her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1041 Flintlock Ct, Nashville, TN 37217.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Tia Jamison Date: 08/27/2025

STATE OF Tennessee

COUNTY OF Montgomery

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

Witness my hand, at office, this 27th day of August, 2025.

SLAYDER SHERMAINE BETTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC

My Commission Expires: 11-15-2028

Julian Jamison

Date: 08/27/2025

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared by means of secure two-way electronic audio-visual communication before me, the undersigned, a Notary Public in and for said County and State, the within named **Julian Jamison,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 August 21, 2025.

Affiant Signature

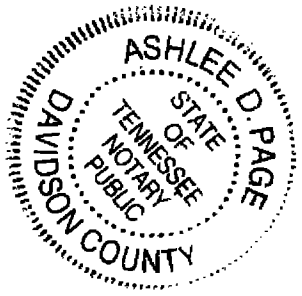
8/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026