Karen Johnson Davidson County
Batch# 1471912 DEEDWARR
09/11/2026 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260911-0084536

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY THOUSAND AND 00/100 ($550,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
LINDSEY JOY DELOZIER (NAME)	**NEW OWNER** (NAME)	**062 13 0 054.00**
2319 MCGAVOCK PIKE NASHVILLE, TN 37216 (ADDRESS)	**2319 MCGAVOCK PIKE NASHVILLE, TN 37216** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of August, 2026, the undersigned, **JONATHAN LANCE JAMES AND KRISTINA SARAH JAMES, HUSBAND AND WIFE, AND JOYCE WOODALL JAMES, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LINDSEY JOY DELOZIER, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **2319 McGavock Pike, Nashville, TN 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of RIVERWOOD SUBDIVISION of record in Plat Book 547, Page 62, Register's Office for Davidson County, Tennessee, and being shown as Lot 5 on the unrecorded Resubdivision of said lot on a Plan made by Cantrell, Connell and Greek, Engineers, March 20, 1950, as follows:

Beginning at a Point in the northerly margin of McGavock Pike at the corners of Lots 4 and 5; thence along said Pike, North 70 degrees 09 minutes East 35 feet and North 75 degrees 57 minutes East 97.5 feet to an iron pin in Sulzbacher's southwest corner; thence along Sulzbacher's west line North 12 degrees 39 minutes West 219 feet to an iron pin in a branch; thence along the center line of the branch South 56 degrees 15 minutes West 158 feet to an iron pin at the corner of Lots 4 and 5; thence with the line between said lots southerly 170 feet to the Beginning.

Being the same property conveyed to Jonathan Lance James, a Single Man and John W. James and Joyce Woodall James, Husband and Wife, by Warranty Deed from Joe W. Dixon, unmarried, of record in Instrument No. 20170626-0063924, in the Register's Office of Davidson County, Tennessee, dated June 22, 2017 and recorded on June 26, 2017. The said John W. James died on June 28, 2021, leaving Joyce Woodall James as surviving tenant by the entirety. Please also reference recorded Continuos Marriage Affidavit recorded under Instrument No. **20260910-0084077** in the Register's Office of Davidson County, Tennessee.

Note: Jonathan Lane James legally married Kristina Sarah James. Kristina Sarah James joings in coveyence of any and all marital interest in the property,

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of August, 2026.

GRANTOR: JONATHAN LANCE JAMES

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/20/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JONATHAN LANCE JAMES**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of August, 2026.

Notary Public

02.20.28
My Commission Expires

GRANTOR: KRISTINA SARAH JAMES

STATE OF TENNESSEE)
COUNTY OF Williamson)



Personally, appeared before me, a Notary Public of the aforesaid authority, **KRISTINA SARAH JAMES**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of August, 2026.

Notary Public 02.20.28
My Commission Expires

GRANTOR: JOYCE WOODALL JAMES
BY: JONATHAN LANCE JAMES

her attorney in fact

STATE OF TENNESSEE)
COUNTY OF Williamson)



Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **JOYCE WOODALL JAMES**, of record in the Davidson County Register of Deeds as Instrument No. 20260826-0078790, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of JOYCE WOODALL JAMES the within named Grantor, an Individual residing in the state of , and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 27th day of August, 2026.

Notary Public 02.20.28
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 27, 2026

Affiant Signature

August 27, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27 day of August, 2026

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY