Karen Johnson
Batch # 1478933
09/30/2026 01:45:16 PM
Fees: $13.00 Taxes: $2,220.00
Davidson County
DEEDWARR
2 pgs
20260930-0090306

WARRANTY DEED

State of TN. County of Sumner
The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

JAMES B. CLOSSER, II, Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15 day of September, 2026.

Notary Public (SEAL)
My commission expires

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
ADVENT LEGAL SERVICES, LLC, 106 Creekstone Drive, Tullahoma, TN 37388 Jocelyn Mercado, TN Bar No. 041172
NO OPINION / NO TITLE SEARCH

Mail to Grantee James B. Closser, II 4900 Allertow Rd Apt 3204 Fredericksburg, VA 22407	Send tax bills to Grantee at same address.	Map/Parcel ID No. 63/263.00

THIS INDENTURE, made this 15 day of September, 2026, between **JAMES B. CLOSSER,** of Sumner County, Tennessee, as party of the first part, hereinafter called Grantor, and **JAMES B. CLOSSER, II,** of Fredericksburg, Virginia, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of Ten Dollars ($10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property lying, being and situate in the 9th Councilmanic District, formerly the 11th Civil District of Davidson County, State of Tennessee, to wit:

Being Lot No. 1 of William J. Dillard Lot on Hudson Road of record as Instrument No. 20020213-0019170 in the Register's Office for Davidson County, Tennessee, described as BEGINNING at an iron pin in the S margin of Hudson Road, said pin being the most NW corner of said herein described Lot No. 1 and also being the most NE corner of the tract conveyed to Patricia Layhew, recorded as Instrument No. 20020128-0011734, RODCT; thence N80°46'27"E with the S margin of Hudson Road 120.05' to an iron pin in said margin; thence S11°54'06"E 333.76', severing said Lot No. 1 with the W line of William J. Dillard property as of record in Book 5883, page 698, RODCT, to an iron pin; thence S80°46'27"W 120.05', severing said Lot No. 1 from the tract; thence N11°54'06"W with Layhew's E line 333.67' to the Point of Beginning, and containing 0.919 acre, more or less.

And the improvements thereon known as 1522 Hudson Road, Madison, TN 37115.

Subject to any and all easements, covenants, and/or restrictions of record, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Being the same lands conveyed to James B. Closser from Dorothy Jeane Musselwhite by Quit Claim Deed dated April 19, 2011, and of record in ~~Deed Book~~ * , Pages _____ in the Office of the Register of Deeds of Davison County, Tennessee. * 20140321-0023416

THE LIFE ESTATE RESERVED TO DOROTHY JEANE MUSSELWHITE BY QUIT CLAIM DEED DATED MAY 10, 2012, RECORDED AS INSTRUMENT NO. 20140321-0023416 HAVING BEEN TERMINATED UPON THE DEATH OF DOROTHY JEANE MUSSELWHITE ON JULY 31, 2025.

TO HAVE AND HOLD to the said party of the second part in fee simple and to the heirs and assigns of said Grantee forever, together with every contingent, remainder and right of reversion.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first written above.

Signed sealed and delivered in the presence of:

_____(SEAL)
JAMES B. CLOSSER, Grantor

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JAMES B. CLOSSER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within document for the purposes therein contained.

WITNESS my hand and seal this 15 day of September 2026.

SEAL

_____
Notary Public
My Commission Expires_____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

****

I hereby swear or affirm that the within deed of conveyance was prepared by Jocelyn Mercado, an attorney currently licensed in Tennessee (BPR #041172), and I am the actual owner of an interest in the property that is the subject of this deed.

_____(SEAL)
JAMES B. CLOSSER, Grantor

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. CLOSSER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the above affidavit.

WITNESS my hand and official seal at Gallatin, State of Tennessee, on Sept. 15, 2026.

_____
NOTARY PUBLIC
My commission expires_____

SEAL

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027