Karen Johnson Davidson County
Batch# 1450513 DEEDWARR
07/22/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260722-0066416

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$345,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Sampson and Tracy Sampson	A&D Mortgage LLC	081-16-2B-211.00
(NAME) 1125 10th Ave N, Unit 211	(NAME) 899 W Cypress Creek Rd	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Fort Lauderdale, FL 33309	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jennifer Elise Briskin, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Sampson and Tracy Sampson, husband and wife** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being Unit No. 211, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and Scrivener's Affidavit recorded in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 7 and storage space 401.

Being the same property conveyed to Jennifer Elise Briskin, married by Warranty Deed from Joseph Wilburn Jackson, III, a single man, dated 12/29/2022, of record in Instrument No. 20230106-0001200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1125 10th Ave N, Unit 211, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 20th day of July, 2026.

Jennifer Elise Briskin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Elise Briskin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of July, 2026.

Notary Public:
My Commission Expires: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 7/20, 2026.

Affiant
Date: July 21 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.