Karen Johnson Davidson County
Batch# 1451292 DEEDWARR
07/23/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $909.29
20260723-0067140

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $245,753.00.

Affiant

Subscribed and sworn before me this the 22nd day of July, 2026.

Notary Public
My commission expires: 7/6/30

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Walking Bridge Homes, LLC	New Owner	176-02-0 008.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES SAMPSON,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **WALKING BRIDGE HOMES, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Peppertree Forest, Section 14, as of record in Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Sampson (with Herbert G. Sampson reserving unto himself a life estate), by deed dated 05/04/2021, from Herbert G. Sampson, a single man, of record in Instrument No. 20210519-0067772, Register's Office for said County.

The said Herbert G. Sampson having died on August 15, 2024, thereby terminating the life estate interest.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4864 Peppertree Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of **July, 2026.**

James Sampson

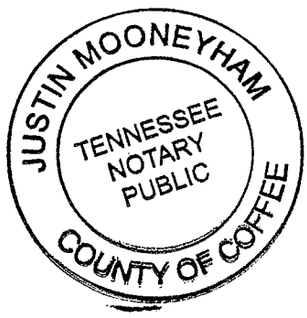
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Sampson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of **July, 2026.**

My commission expires: 4/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/22/26 (date of document).

Affiant Signature

7/23/2026

Date

State of Tennessee

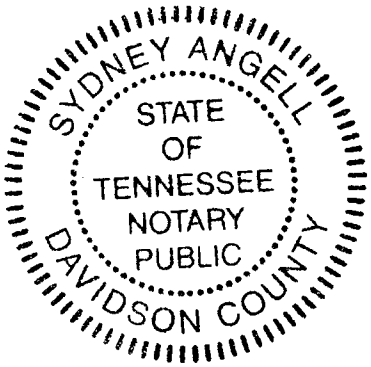
County of Williamson

Sworn to and subscribed before me this 23nd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202607230067140