Karen Johnson Davidson County
Batch# 1477486 DEEDWARR
09/25/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,736.00
20260925-0089098

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260855437

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,280,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2026.

Carmen Coats
Notary Public
My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ralph Sampson and Rebekah Bell Sampson 3866 Hutson Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061 10 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily E. Kent n/k/a Emily Mason and Brandon Mason, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ralph Sampson and Rebekah Bell Sampson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 228 on the Plan of MAPLEWOOD HEIGHTS, SECTION SUBDIVISION, as shown on plat of record in Book 547, Page 103-104, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Emily E. Kent and Brandon Mason, as tenants in common with right of survivorship, by Quitclaim Deed from Mason Asset Group, LLC and Emily E. Kent, of record in Instrument No. 20210203-0015672, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 03, 2021.

Being the same property conveyed to Emily E. Kent, as to fifty percent (50%) undivided interest, by Quitclaim Deed from Mason Asset Group, LLC, a Tennessee Limited Liability Company, as to fifty percent (50%) undivided interest as tenants in common, of record in Instrument No. 20200311-0027519, in the Register's Office of Davidson County, Tennessee, dated March 11, 2020 and recorded on March 11, 2020.

Being the same property conveyed to Mason Asset Group, LLC, by Warranty Deed from Benjamin S. Gore, married, and Jesse D. Gore and Gloria J. Gore, husband and wife, of record in Instrument No. 20171204-0123299, in the Register's Office of Davidson County, Tennessee, dated November 29, 2017 and recorded on December 04, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD HEIGHTS, SECTION SUBDIVISION, as recorded in Plat Book 547, Page(s) 103.

This is improved property located at 3866 Hutson Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2026.

Emily Mason

Brandon Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Mason and Brandon Mason, 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 18th day of September, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 18, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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