Karen Johnson Davidson County
Batch# 1478309 DEEDWARR
09/28/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $403.30
20260928-0089602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. BC-26-525

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pioneer Land Buyers LLC	New Owner	
(NAME) 500 Westover Dr. #32484	(NAME)	051-00-0-118-00
(ADDRESS) Sanford, NC 27330	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SAMUEL D. GRAHAM, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PIONEER LAND BUYERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the Davidson County, Tennessee and described according to a survey by Rocky L. Montoya, Surveying dated February 17, 2020.

Commencing at an iron rod (old) in the East margin of Walton Lane, said point being the South West corner of lot No. 1, the North West corner of the Woodland Streets Partners, LLC, Metro Tax Map, Parcel (061010A00400CO) thence, North 05 degrees 29 minutes 33 seconds West 102.96 feet to a P.K. Nail (set) in the North margin of Walton Lane and the POINT OF BEGINNING for this described lot No. 2; thence, along the East margin of Old Walton Lane North 05 degrees 06 minutes 33 seconds East 235.85 feet to a P.K. Nail (set); this being the North corner of this lot No. 2, thence, along the South margin of Old Walton Lane, the North line of this lot No. 2 South 82 degrees 55 minutes 23 seconds East 245.39 Feet to a P.K. Nail (set) located in the North margin of New Walton Lane, thence, with a curve to the left having a delta angle of 45 degrees 11 minutes 07 seconds, a radius of 435.00 feet, a tangent 181.13 feet, a length of 343.46 feet, a chord of 334.46 feet to the POINT OF BEGINNING, containing 21,496 square feet, 0.49 acres more or less.

Being the same property conveyed to Samuel D. Graham, unmarried by Administrator's Deed from Sandra Ford Administrator of The Estate of Ulysses G. Bryant, Jr. of record in Instrument No. 20200326-0032788 Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 26, 2020.

This is property more commonly known as 0 Walton Ln, Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 25th day of September, 2026.

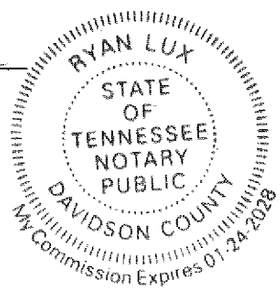
Samuel D. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2026, before me personally appeared Samuel D. Graham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 25, 2026**.

Date

Affiant Signature

09/25/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029