Karen Johnson Davidson County
Batch# 883575 DEEDWARR
07/05/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20220705-0077015

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 Sumner

Actual consideration or value, whichever is greater is $670,000.00

Affiant

Subscribed and sworn before me this the ~~30th~~ 1st day of ~~June~~ July, 2022.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thi Minh Huyen Le	United Premier Funding, LLC	040-09-0A 020.00
720 Hardy Ct.	2645 North Berkeley Lake Rd Ste 138-139	
White Creek, TN 37189	Duluth, GA 30096	

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, GERALD LEE COOKSEY, JR., AND WIFE, PERLA BORRINAGA COOKSEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THI MINH HUYEN LE, UNMARRIED AND NGOC MINH TAM LE, UNMARRIED, 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. 20 on the Plan of Final Plat, Whites Creek Manor, a Planned Unit Development, as shown on plat of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gerald Lee Cooksey, Jr., and wife, Perla Borrinaga Cooksey, by deed dated 10/25/2013, from ASM Partners, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20131029-0112301, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 720 Hardy Ct., White Creek, TN 37189.

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 30th day of June, 2022.

Gerald Lee Cooksey, Jr.

Perla Borrinaga Cooksey

STATE OF TENNESSEE
COUNTY OF Davidson

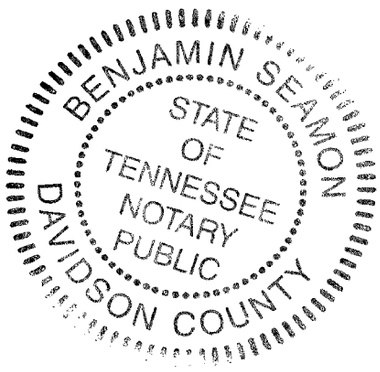
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gerald Lee Cooksey, Jr. and Perla Borrinaga Cooksey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument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

Witness my hand and official seal this 30th day of June, 2022.

My commission expires:

9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/30/2022 (date of document).

Jennifer Russell
Affiant Signature

7/1/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of July 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

