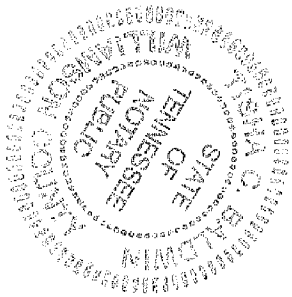
Karen Johnson Davidson County
Batch# 1474647 DEEDWARR
09/17/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260917-0086720

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Allyson Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-28-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Aaron Hojin Koh and Hawon Jeong		173 06 0B 073.00
(NAME)	(NAME)	
2359 Somerset Valley Drive	2359 Somerset Valley Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Randolph and Crystal Randolph, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Aaron Hojin Koh and Hawon Jeong,**

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 73, on the Final Plat, PHASE ONE, CAMBRIDGE PARK AT BARNES ROAD SUBDIVISION, as shown on the plat of record in Instrument No. 20120912-0082696, in the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Randolph and Crystal Randolph, Husband and Wife, by Warranty Deed from Christopher James Jakubauskas and Lindsay Harper Jakubauskas, husband and wife, and Mark A. Harper, a married man, of record in Instrument No. 20220906-0099571, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on September 06, 2022.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2359 Somerset Valley Drive, Antioch, TN 37013
(House No.) (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 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.

Effective the 14th day of September, 2026.

John Randolph

Crystal Randolph

STATE OF TENNESSEE

COUNTY OF Bradley

On this 14 day of September, 20 26, before me personally appeared John Randolph and Crystal Randolph, 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 (or person's) free act and deed.

Notary Public Theresa C Coffman

My Commission Expires: 9/17/29

THERESA C COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9114126 (date of document).

Jennifer Pennell

9115126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9115, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal