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

Karen Johnson Davidson County
Batch# 1480892 DEEDWARR
10/06/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20261006-0091861

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2026.

Notary Public
My commission expires:

Katie E. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vungh San and Lai M. Kim	Vungh San and Lai M. Kim	165-09-0A 020.00
1920 Port James Cir.	1920 Port James Circle	
Antioch, TN 37013	Antioch, TN 37013	

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, JEANNE L. COOPER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VUNGH SAN, UNMARRIED, AND LAI M. KIM, 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. 80 on the Plan of Lakewood Village, Section One, of record in Plat Book 9700, Page 555, and Boundary Plat of record in Plat Book 9700, Page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeanne L. Cooper, an unmarried woman, by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated 7/16/2004 and recorded 8/5/2004 in Instrument No. 20040805-0094523, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1920 Port James Cir., 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 30th day of September, 2026.

Jeanne L. Cooper

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeanne L. Cooper, 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 September, 2026.

My commission expires: 5/21/2030

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/2026 (date of document).

Mary Mello
Affiant Signature

09/30/2026
Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 30th day of September, 2026.

Leslie Garcia
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028