WARRANTY DEED

Karen Johnson Davidson County
Batch# 1483821 DEEDWARR
10/14/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20261014-0094423

Y-ON-26-2989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Huy Nguyen and Thu Thi Diem Le	**Same as New Owner's**	
(NAME)	(NAME)	**150-06-0-074.00**
2989 Brantley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK LEE TAYLOR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUY NGUYEN AND THU THI DIEM LE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 82 on the Plan of Percy Priest Meadows, Section 2, of record in Book 4860, Page 15, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Kil Ye Kang by Quit Claim Deed from Donald Wayne Lynn of record in Instrument No. 20090608-0052639 Register's Office for Davidson County, Tennessee, dated December 17, 2008 and recorded on June 08, 2009.

The said Kil Ye Kang having since died testate on May 15, 2026. Her interest in the subject property vested at death in Jack Lee Taylor as devisee under her duly probated Last Will and Testament in Docket 26P1231 in The Circuit Court for Davidson County Tennessee (Probate Division).

Subject property having never been Jack Lee Taylor's primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4914, Page 404, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2989 Brantley Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF OCTOBER, 2026.

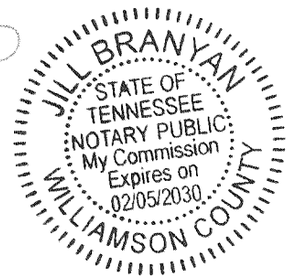
Jack Lee Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK LEE TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2026.

Notary Public
My Commission Expires: 02/05/30
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 10/13/2026.

Date

Stephanie Woodall

Affiant Signature

10/13/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2026.

Notary's Signature

My Commission Expires: 02-05-30

Date

Notary's Seal (if on paper)

