BILL GARRETT, Davidson County
Trans:T20170067918 DEEDWARR
Recvd: 08/07/17 11:31 4 pgs
Fees:23.00 Taxes:762.20
20170807-0080479

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
1711022
TG#64360123
Tribecca

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 206,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of July, 2017.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF NEW PROPERTY OWNER:
Property Owner 2, LLC
P.O. Box 4090
Scottsdale, AZ 85261
SEND TAX BILLS TO:
New Owner

SEND TAX BILLS TO:
MAP AND PARCEL NUMBER: Tax ID #: 14910007000

WARRANTY DEED

16NT00116

Effective the 28th day of July, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

U KYUN SIN AND WIFE, YOUNG SOON SIN, AND JAE S. SIN AND WIFE HYO N. SIN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PROPERTY OWNER 2, LLC, a Delaware Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 OAKWOOD SUBDIVISION, PHASE 6, SECTION 2, ACCORDING TO THE PLAN OF RECORD IN BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO U KYUN SIN AND WIFE, YOUNG SOON SIN, AND JAE S. SIN AND WIFE HYO N. SIN BY QUIT CLAIM DEED FROM U KYUN SIN AND WIFE YOUNG SOON SIN AS RECORDED 1-18-96 IN BOOK 9920, PAGE 873.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
5132 PEBBLE CREEK DRIVE, ANTIOCH, TENNESSEE 37013.

Young Soon Sin died on or about 9/4/2001. U Kyun Sin enters into this conveyance as the surviving tenant by the entirety. Jae S. Sin and wife, Hyo N. Sin enter into this conveyance to convey their 50% share held as tenants by the entirety.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this 28th day of July, 2017.

U Kyun Sin by Jae S. Sin at Attorney in fact

U. KYUN SIN , BY JAE S SIN, ATTORNEY-IN-FACT

JAE S. SIN

HYO N. SIN

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JAE S. SIN and HYO N. SIN** the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 28th day of July, 2017.

Notary Public

My commission expires: 3/8/21

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021



State of Tennessee}
County of Davidson}

On this 28th day of July 28, 2017, before me personally appeared **Jae S. Sin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **U KYUN SIN**, and who acknowledged that she executed the same as the free act and deed of **U KYUN SIN**.

Notary Public

My commission expires: 3 / 8 / 21

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **U. Kyun Sin**, by virtue of a Power of Attorney duly executed by the said **U. Kyun Sin,** and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **U. Kyun Sin** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Jae S. Sin

SWORN to and subscribed before me, this the 28 day of July, 2017.

Notary Public

My Commission Expires: 5/13/21 (SEAL)

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY