PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 597682 DEEDWARR
03/22/2021 03:11:22 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210322-0037827

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61703

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sandra Kay Sullivan Revocable Trust 1421 Stonebriar Drive Evansville, IN 47725	NEW OWNER

TAX MAP PARCEL NUMBERS: 104112A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$760,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Hsi and Megan Yu, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra Kay Sullivan and David M. Sullivan, Trustees of the Sandra Kay Sullivan Revocable Trust** hereinafter called the **Grantee**, Grantee's 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 A, aka 2116, as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for Regent Acklen Townhomes of record in Inst No. 20160104-0000451, amended in Inst. No. 20161128-0124506, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Ryan Hsi and Megan Yu, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 2, 2016 and recorded on December 5, 2016, of record in Inst. No. 20161205-0127438, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for Regent Acklen Townhomes of record in Inst. No. 20160104-0000451, amended in Inst. No. 20161128-0124506, Register's Office for Davidson County, Tennessee; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20160104-0000451, amended in Inst. No. 20161128-0124506, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Regent Acklen Townhomes Homeowners Association of record in 20160104-0000450, said Register's Office.

This instrument is executed on behalf of Ryan Hsi by Megan Yu pursuant to a Power of Attorney executed by him on the 9th day of March, 2021, of record in Instrument No. 20210322-0037826 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 2116 A Acklen Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2021.

RYAN HSI by _____, ATTORNEY-IN-FACT
Ryan Hsi by Megan Yu, Attorney-In-Fact

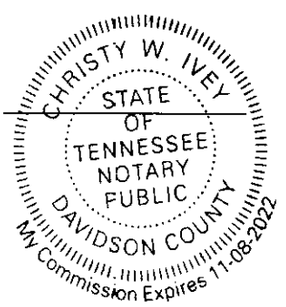
_____
Megan Yu

State of Tennessee

County of Davidson

On this 15th day of March, 2021, before me the undersigned authority, personally appeared **Megan Yu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary _____

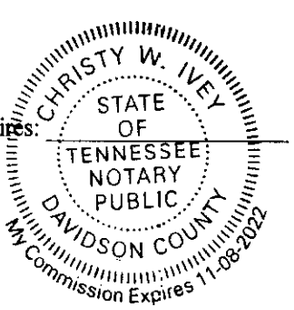
State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Megan Yu** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ryan Hsi**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2021.

My Commission Expires: _____



Notary _____

State of Tennessee

County of Davidson

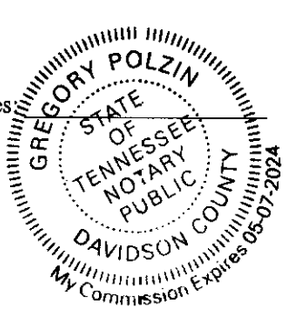
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $760,000.00.

_____
Affiant

Sworn and subscribed before me this 15th day of March, 2021.

My Commission Expires: _____



Notary _____

EXHIBIT "A"

To

Warranty Deed

FROM: Ryan Hsi and Megan Yu

TO: Sandra Kay Sullivan Revocable Trust

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Megan Yu, Affiant

Sworn to and subscribed before me this 15th day of March, 2021.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022