Karen Johnson Davidson County
Batch# 644986 DEEDWARR
05/26/2021 03:07:36 PM 4 pgs
Fees: $23.00 Taxes: $1,394.90
20210526-0071564

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

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61822

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allan Quis 82-76 116th Street Apt. 603 Richmond Hill, NY 11418	AMERICAN PACIFIC MORTGAGE CORPORATION AND/OR WAREHOUSE LENDERS ISAOA/ATIMA 3000 LAVA RIDGE COURT SUITE 200 ROSEVILLE, CA 95661

TAX MAP PARCEL NUMBERS: 091060M05200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susanna Singleton Hicks, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allan Quis,** 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 Unit 52 as shown on Exhibit "C" to the Declaration of Covenants Conditions and Restrictions for West Mill Townhomes of record in Inst. No. 20141223-0117663, amended in Inst. No. 20150424-0036748 and Inst. No. 20150929-0098582, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Susanna Singleton, a single woman, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated October 28, 2016 and recorded on October 31, 2016, of record in Inst. No. 20161031-0114545, corrected by Scrivener's Affidavit of Correction in Inst. No. 20161128-0124238, Register's office for Davidson County, Tennessee. Susanna Singleton is now known as Susanna Singleton Hicks.

Aaron Hicks, spouse of Susanna Singleton, joins in this conveyance solely to convey any and all marital interest he may have in subject property. Susanna Singleton and Susanna Singleton Hicks are one and the same person.

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, of record on Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Inst. No. 20141223-0117663, Inst. No. 20150424-0036748, Inst. No. 20150929-0098582, Inst. No. 20150929-0098582, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20141223-0117663, Inst. No. 20150424-0036748, Inst. No. 20150929-0098582, Inst. No. 20151218-0127193, Inst. No. 20151218-0127350, Inst. No. 20191212-0128095, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of West Mill Townhouse Corporation of record in Inst. No. 20170123-0007056, said Register's Office; Dedication and Conveyance of Easement to the City of Nashville, of record in Book 1939, page 214, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20140821-0076262, said Register's Office; Easement for sanitary sewer and/or storm drainage, water mains, pumps and appurtenances of record in Inst. No. 20140821-0076274, Inst. No. 20141219-0116173, Inst. No. 201412190116216, and Inst. No. 20151125-0119709, said Register's Office.

This instrument is executed on behalf of Aaron Hicks by Susanna Singleton pursuant to a Power of Attorney executed by him on the 19 day of May. 2021, of record in Instrument No. 20210526-0071563 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 406 West Mill Drive, Nashivlle, TN 37209

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 24th day of May, 2021.

Susanna Singleton Hicks — **Susanna Singleton Hicks**

Aaron Hicks by Susanna Singleton, Attorney In Fact — **Aaron Hicks by Susanna Singleton, Attorney-In-Fact**

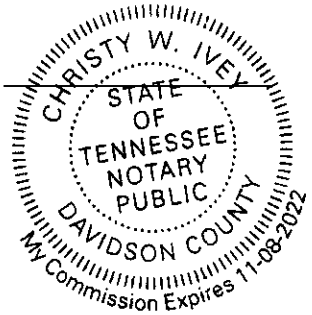
State of Tennessee

County of Davidson

On this 24th day of May, 2021, before me the undersigned authority, personally appeared **Susanna Singleton Hicks,** 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.

Notary

My Commission Expires:



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, **Susanna Singleton** 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 **Aaron Hicks**, 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 24th day of May, 2021.

Notary

My Commission Expires:

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

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: $377,000.00.

Affiant

Sworn and subscribed before me this 24th day of May, 2021.

Notary

My Commission Expires:

GREGORY ROBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Susanna Singleton Hicks

TO: Allan Quis

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.

Susanna Singleton

Susanna Singleton, Affiant

Sworn to and subscribed before me this 24th day of May, 2021.

Notary Public

My Commission Expires: _____

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