20211851R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $599,000.00. Affiant Subscribed and sworn to before me, this the 10th day of December, 2021. Notary Public My commission expires: 6-19-22

Karen Johnson Davidson County
Batch# 773601 DEEDWARR
12/14/2021 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20211214-0165311

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
William R. Long and Allana L. Long	**Evansville Teachers Federal Credit Union**	**171-08-0A-011.00-CO**
5420 Cottonport Drive	**1200 Forest Bridge Rd**	
Brentwood, TN 37027	**Louisville, KY 40223**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lily Yi Giffin, Trustee of the Sang Hu Yi SNT Trust fbo Sang Son Yi

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R. Long and Allana L. Long

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cottonport Plantation, Phase I of record in Plat Book 6900, Page (s) 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sang Hu Yi and wife, Sang Son Yi by Warranty deed from Randolph Burdge Jr and wife, Martha Sue Burdge of record in Book 8582, page 376, Register's Office for Davidson County, Tennessee, dated March 19, 1992 and recorded on March 24, 1992.

Being the same property conveyed to Sang Hu Yi by Quitclaim deed from Sang Son Yi of record in Instrument No. 20170203-0011925 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on February 03, 2017.

Being the same property conveyed to Chong C. Yi Giffin, Trustee of the Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016 by Quitclaim deed from Sang Hu Yi of record in Instrument No. 20170222-0017933 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on February 22, 2017.

Being the same property conveyed to Lili Yi Giffin, Trustee of the Sang Hu Yi Living Trust established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016 by Quitclaim deed from Chong C. Yi Giffin, Trustee of the Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016 of record in Instrument No. 20170929-0100040 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on September 29, 2017.

Being the same property conveyed to Lili Yi Giffin, Trustee of the Sang Hu Yi SNT Trust fbo Sang Son Yi by Trustee's Quitclaim deed from Lili Yi Giffin, Trustee of the Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2017 of record in Instrument No. 20211201-

0158580 Register's Office for Davidson County, Tennessee, dated November 21, 2021 and recorded on December 1, 2021.

The quitclaim deeds recorded in 2017 erroneously refer to the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016. The said Revocable Trust Agreement of Sang Hu Yi is dated January 27, 2017. Therefore, the grantee and grantee trust of the last deed of record: Lily Yi Giffin, Trustee of the Sang Hu Yi SNT Trust fbo Sang Son Yi refers to a trust established January 27, 2017, which is established by the said Revocable Trust Agreement of Sang Hu Yi dated January 27, 2017, which is the same Trust erroneously referred to as the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016 in the previous deeds.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 5420 Cottonport Drive, Brentwood, TN 37027.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 10th day of December, 2021:

Sang Hu Yi SNT Trust fbo Sang Son Yi

By: _____, Trustee
Lily Yi Giffin, Trustee

STATE OF TENNESSEE	)	**ENTITY GRANTOR**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Lily Yi Giffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Sang Hu Yi SNT Trust fbo Sang Son Yi, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 10th day of December, 2021.

My Commission Expires: 6.19.22 _____
Notary Public

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Nick Harris**, 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 12-10-2021.

Affiant Signature

12-10-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of December, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date