Karen Johnson Davidson County
Batch# 909192 DEEDWARRSP
08/29/2022 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097001

Recording Requested By:
Mark A. Winsor, Esq.
Winsor Law Firm, PLC
9393 N. 90th Street, Suite 102-652
Scottsdale, Arizona 85258

SPECIAL WARRANTY DEED

Exempt from the real estate transfer tax pursuant to TCA 67-4-409(a)(3)(F)

New Owner's address and mail tax statements to:
Vincent Wen-Tao Lee and Cynthia Gail Lee, 16915 S. 180th Drive, Goodyear, AZ 85338

We, Vincent Wen-Tao Lee and Cynthia Lee (the "Grantors"), do hereby convey to Vincent Wen-Tao Lee and Cynthia Gail Lee as Trustees of The Lee Family Trust dated August 26, 2022 (the "Grantee"), the following real property situated in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit No. 4, as established in Declaration of Covenants, Conditions and Restrictions for 105-107 Duke Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180726-0073165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Vincent Wen-Tao Lee and Cynthia Lee, husband and wife, by warranty deed of record Instrument No. 20190924-0096768 recorded September 9, 2019 in the Register's Office of Davidson County, Tennessee.

Also known as: 105 Duke Street #4, Nashville, TN 37207, Parcel ID No: 071-07-0F-004.00-CO
Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record. And the GRANTORS bind themselves and their successors to warrant the title as against their acts and none other; subject to the matters set forth.

The parties hereto state that the transfer is a gift or with nominal or no consideration.

Dated August 26, 2022

Vincent Wen-Tao Lee

Cynthia Lee

[Continued on the following page]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KEIONA LUMPKIN
Notary Public - Arizona
Maricopa County
Commission # 619828
My Comm. Expires Jan 12, 2026

On August 26, 2022, before me, the undersigned notary public, personally appeared Vincent Wen-Tao Lee and Cynthia Lee and each acknowledged to me that they executed the same in their authorized capacities, and each is personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are set forth above, and each executed the same in my presence.

WITNESS my hand and official seal.

Notary Public Jan. 12, 2026 Commission Expires:

Signatures of Grantee:

Dated August 26, 2022

Vincent Wen-Tao Lee, Trustee

Cynthia Gail Lee, Trustee

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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Notary Public
Commission Expires: Jan. 12, 2026

This document prepared by: Mark A. Winsor
Winsor Law Firm, Mark A. Winsor, Esq., Attorney at Law, AZBAR No. 022099
9393 N. 90th Street, Suite 102-652, Scottsdale, Arizona 85258, 602-603-0910

Tennessee Certification of Electronic Document

I, Mark A. Winsor, 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 August 26, 2022 (date of document).

Mark A Winsor
Affiant Signature

August 29, 2022
Date

State of Kentucky

County of Anderson

Sworn to and subscribed before me this 29 day of August, 2022.

Kristine Beaver
Notary's Signature

MY COMMISSION EXPIRES: April 5, 2026

NOTARY'S SEAL

KRISTINE SOFIE BEAVER
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP48453
MY COMMISSION EXPIRES APRIL 5, 2026