This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-2851-SL

Karen Johnson Davidson County
Batch# 1104308 DEEDWARR
02/23/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20240223-0012651

2-22-2024

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Rockwall

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2024.

Notary Public
My Commission Expires: 12-18-2024

Nickole Muldrew
MY COMMISSION EXPIRES
December 18, 2024
NOTARY ID: 13283442-3

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jessie Zhengxin Cheng, Trustee of The Lu's Family Trust dated April 4, 2016<br>3015 Coral Bell Lane<br>Franklin, TN 37067 | The New Owner | 128 12 0A 070.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Donald H. Kinsey and Tari L. Kinsey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessie Zhengxin Cheng, Trustee of The Lu's Family Trust dated April 4, 2016**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 70, Building 12 of Eagle Ridge at the Reserve, Section 10, Phase 1A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20020313-0031654, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Donald H. Kinsey and Tari L. Kinsey, husband and wife, by Warranty Deed from Sperry Stadler Simmons, married, of record in Instrument No. 20191210-0127459, in the Register's Office of Davidson County, Tennessee, dated December 09, 2019, and recorded on December 10, 2019.

This is improved property located at: **320 Old Hickory Boulevard, 1204, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 22nd day of February, 2024.

GRANTOR:

Donald H. Kinsey

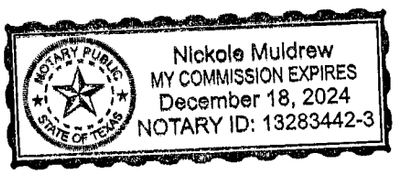
Tari L. Kinsey

2-22-2024

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Rockwall

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald H. Kinsey and Tari L. Kinsey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of February, 2024.




Notary Public
My Commission expires: 12-18-2024

The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/22/24 (date of document).

Emma Howard

Affiant Signature

Date: 2/22/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

