WARRANTY DEED

Karen Johnson Davidson County
Batch# 1130729 DEEDWARR
05/03/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20240503-0032711

File No. EM-24-6474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMM. EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Chase Stoner	New owner	
(NAME)	(NAME)	
105 Duke Street, Apt 4	Same As	071-07-0F-004-00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Vincent Wen-Tao Lee and Cynthia Gail Lee, Trustees of The Lee Family Trust dated August 26, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase Stoner, single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 the same property conveyed to Vincent Wen-Tao Lee and Cynthia Lee, husband and wife by Warranty Deed from Duke Street Limited Partnership, A Tennessee Partnership of record in Instrument No. 20190924-0096768 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 24, 2019.

Being the same property conveyed to Vincent Wen-Tao Lee and Cynthia Gail Lee, as trustees of the Lee Family Trust dated August 26, 2022 by Special Warranty Deed from Vincent Wen-Tao Lee and Cynthia Lee of record in Instrument No. 20220829-0097001 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on August 29, 2022.

This is property more commonly known as 105 Duke Street, Apt 4, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 hand this 2nd day of May, 2024.

The Lee Family Trust dated August 26, 2022

By: Cynthia Gail Lee
Cynthia Gail Lee, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2024, before me personally appeared Cynthia Gail Lee, Trustee of The Lee Family Trust dated August 26, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2024.

Notary Signature
My commission expires: 3·3·26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Spencer Gross, 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 **May 2nd, 2024**.

Date

Affiant Signature

May 2nd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025