This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22246-DJ

Karen Johnson Davidson County
Batch# 1174916 DEEDWARR
08/28/2024 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,579.90
20240828-0065991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $427,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2024.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MPK Entertainment LLC 1822 Stryker Place Brentwood TN 37027	New Owner	105-12-0B-092-00CO

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, **Cyrus Kao, a single man, and Jenny Lin Kao, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MPK Entertainment LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 374-10 of Bongo Condominium, described in the Declaration for Bongo Condominium, of record in Instrument No. 20161012-0108022, amended in Instrument Nos. 20181012-0101120 and 20181012-0101121, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants and the plat filed as Exhibit "2" to said Declaration Amendment of record in Instrument No. 20181012-0101120, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being all of the property conveyed to Cyrus Kao, a single man and Jenny Lin Kao, a single woman, by deed from Alloy 10-10, LLC, a Tennessee limited liability company, of record in Instrument No. 20190910-0091300, Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 10, 2019.

This is ☒ improved or ☐ unimproved property located at: **374 Herron Drive, #10, Nashville, TN 37210**

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 26 day of August, 2024.

GRANTOR:

Cyrus Kao

STATE OF NEW YORK
COUNTY OF Kings

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cyrus Kao, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of August, 2024.

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

Notary Public
My Commission expires: 03/03/2027

GRANTOR:

Jenny Lin Kao

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of _____)

On _____ before me, _____, a Notary Public, personally appeared JENNY LIN KAO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Notary Public

202408280065991

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 _____ day of August, 2024.

GRANTOR:

_____
Cyrus Kao

STATE OF NEW YORK
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cyrus Kao, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of August, 2024.

_____
Notary Public
My Commission expires: _____

GRANTOR:

_____
Jenny Lin Kao

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of Orange)

On August 26, 2024 before me, Josh Stittsworth, a Notary Public, personally appeared JENNY LIN KAO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

_____
Notary Public

202408280065991

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

I, Kirsten Virden 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 08/26/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/26/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

