This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23095-DJ

Karen Johnson Davidson County
Batch# 1178208 DEEDWARR
09/05/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20240905-0068427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $377,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 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)
Christopher Koch and Allison Koch 1013 Gilmore Avenue Nashville, TN. 37204	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	105-12-0B-093-00

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, I, **Cyrus Kao, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Koch and Allison Koch, husband and wife**, 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:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit 374-11, together with the appurtenant common elements of Bongo Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration for Bongo Condominium of record in Instrument No. 20161012-0108022, as amended and supplemented in Instrument No. 20181012-0101120; Instrument No. 20181012-0101121; and as corrected in Instrument No. 20220614-0067744, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended and supplemented. Reference is hereby made to the site plan of Bongo Condominium attached as exhibit to Declaration, as amended and supplemented, for a more complete identification and placement of such Unit.

Being the same property conveyed to Cyrus Kao, unmarried by Warranty Deed from Alloy 10-10, LLC, a Tennessee limited liability company, dated May 29, 2019, recorded June 6, 2019, of record in Instrument No. 20190606-0054176, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **374 Herron Drive, Unit 11, 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 03 day of September, 2024.

GRANTOR:

Cyrus Kao

STATE OF ~~TENNESSEE~~ New York (NY)
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 03 day of September, 2024.

Yefim Kravets

Notary Public
My Commission expires: 03/03/2027

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

202409050068427

- **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** 9/4/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/4/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

