WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

Karen Johnson
Batch # 1229519
01/23/2025 10 01 01 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250123-0005236

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 24-0722

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Jonathan Izquierdo	SAME AS OWNER	105120B091.00CO
(NAME) 374 Herron Drive, Apt 9	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JENNY LIN KAO, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

JONATHAN IZQUIERDO, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 374-9 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-workers 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 the same property conveyed to Jenny Lin Kao, a single woman, by deed from Alloy 10-10, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190611-0055819, dated May 29, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters of record in Book 4660, Page 469, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No: 200161123-0123973, said Register's Office; (4) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20171127-0120866, said the Register's Office; (5) Easement to U.S Sprint Communications Company of record in Instrument No. 20140114-0003778 and Affidavit in Instrument No. 20140416-0031703, said Register's Office; (6) Drainage Easement of record in Book 5229, Page 212, said Register's Office; (7) Easement to USA of record in Book 10219, Page 374, said Register's Office; and (8) Charter Right of Way of Louisville and Nashville Railroad.

This conveyance is subject to all terms and provisions provided in the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Instrument No. 20161012-0108022, amended in Instrument No. 20181012-0101120 and Corrected in Instrument No. 20220614-0067744 and DCCR's in Instrument No. 20181012-0101121 (Bongo Condominium) Instrument No. 20161123-0123972, amended in Instrument No. 20161123-0123977, Instrument No. 20170616-0060696, Instrument No 20180530-0051643, Instrument No. 20181012-0101119 (for Alloy Condominium), Instrument No. 20161012-0108018, amended in Instrument No. 20181012-0101118 (Alloy-Bongo Master Condominium), Register's Office for said County.

This is improved property, known as 374 Herron Drive, Apt 9, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 21st day of January, 2025

JENNY LIN KAO

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenny Lin Kao, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of January, 2025.

My Commission Expires: 7-14-2025

Notary Public

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