This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24235-DJ

Karen Johnson Davidson County
Batch# 1293111 DEEDWARR
07/02/2025 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20250702-0052420

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2025.

Notary Public
My Commission Expires: 3/20/2029

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dennis Moreno 735 Saunders Court Nashville TN 37216	New owner	105-12-0B-085-00

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, **Cyrus Kao, a single man and Jenny Kao, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dennis Moreno,** hereinafter called the Grantee(s), his 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 374-3, 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, and the original plat of record in Book 4660, page 169, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Cyrus Kao, a single man and Jenny Kao, a single woman by Warranty Deed from Alloy 10-10, LLC, a Tennessee limited liability company, dated August 30, 2019, recorded September 10, 2019, of record in Instrument No. 20190910-0091307, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **374 Herron Drive #3, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2025 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 11th day of June, 2025.

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 11th day of June, 2025.

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026

Notary Public
My Commission expires: 3-14-2026

202507020052420

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of June, 2025.

GRANTOR:

Jenny 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 June 11, 2025 before me, Laura Magana,

a Notary Public, personally appeared JENNY 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.

LAURA MAGANA
COMM. #2514897
Notary Public - California
Orange County
My Comm. Expires Mar. 28, 2029

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)

Laura Magana
Notary Public

202507020052420

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/2/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

