Karen Johnson Davidson County
Batch# 1319035 DEEDWARR
09/05/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20250905-0071181

WARRANTY DEED

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: April 19, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
EMK Holdings, LLC	New Owner	Map: 105-12-B-99.00CO
(NAME) 1928 Rolling Creek Drive	(NAME) 1928 Rolling Creek Drive	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) Murfreesboro TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS ($412,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNY LIN KAO, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMK HOLDINGS, LLC, a Tennessee Limited Liabililty Company,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 376-5 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 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. 20190611-0055788, dated May 29, 2019, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 376 Herron Dr., Apt. 5, 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 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 our hands this 2nd day of September, 2025.

Jenny Lin Kao

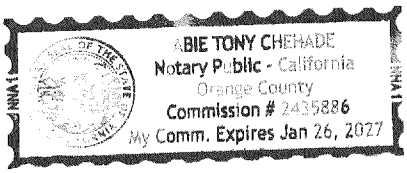
STATE OF CALIFORNIA
COUNTY OF ORANGE

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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of September, 2025.

My Commission Expires: 1-26-27.

Abie Tony Chehade
Notary Public



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 2, 2025.

J. Carlton Drumwright

September 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY