WARRANTY DEED

Karen Johnson Davidson County
Batch # 1374751 DEEDWARR
02/02/2026 02:21:52 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50

20260202-0007037

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 09/07/26
(AFFIX SEAL)

BRIAN PAYNE
NOTARY PUBLIC
TENNESSEE
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah L. Pagelson and Yarden M. Pagelson	New Owner	
(NAME)	(NAME)	155-08-0E-009.00-CO
7325 Olmsted Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **QIANNI HU AND CHI YAN, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH L. PAGELSON AND YARDEN M. PAGELSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 9 on the Plan of Final Plat Resubdivision Bellevue Highlands Phase 1 of record in Plat at Instrument No. 20010202-0010398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chi Yan and Qianni Hu, a married couple by Warranty Deed from Eric A. Poulos and Shaman A. Poulos, husband and wife of record in Instrument No. 20220705-0076996 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7325 Olmsted Drive, Nashville, TN 37221
(House Number) (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.

JW2026-24

Witness my hand this 30th day of January, 2026

QIANNI HU

CHI YAN

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Qianni Hu and Chi Yan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2026.

Commission expires: 04/26/2027

Notary Public

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
NOTEWORTHY TITLE
4235 HILLSBORO PIKE #300
NASHVILLE, TN 37215

JW2026-24

Certificate of Authenticity

I, DEBORAH K. DEVINE, 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 JANUARY 30, 2026.

Date

Affiant Signature

2/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026.

Notary's Signature

My Commission Expires: 07/03/2028

Date

Notary's Seal (if on paper)

ABBIGAIL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028