THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson
Batch # 1384081
02/23/2026 11:08:57 AM
Fees: $18.00 Taxes: $1,646.50
Davidson County
DEEDWARR
3 pgs
20260223-0014152

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Hongyu Duan 1543 Sunbeam Dr. Antioch, TN 37013	same as new owner	182-01-0A-139.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL PEARSON AND LIANGRUI ZHAO** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **HONGYU DUAN, AN UNMARRIED WOMAN,** ("Grantee" herein), his successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 20th day of February, 2026.

Michael Pearson
By: [signature], his attorney-in-fact
MICHAEL PEARSON
BY: PAUL F. SOPER, his attorney-in-fact

Liangrui Zhao
By: [signature], her attorney-in-fact
LIANGRUI ZHAO
BY: PAUL F. SOPER, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael Pearson and Liangrui Zhao, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Michael Pearson and Liangrui Zhao.

Witness my hand and seal at Nashville, TN, this 20th day of February, 2026.

[signature]
Notary Public

My Commission Expires: 3/6/29

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$445,000.00**

Cindy M. Reeves

Sworn to and subscribed before me this 20th day of February, 2026.

[signature]
Notary Public

My Commission Expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 87, as shown on the map entitled Sunset Hills Phase Three, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Pearson and Liangrui Zhao, by deed from Jesse D. Waterman and Heather G. Waterman, husband and wife, of record in Instrument No. 20200203-0012378, dated January 31, 2020.

This is improved property known as: 1543 Sunbeam Drive, Antioch, TN 37013.