THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153249** Karen Johnson Davidson County Batch # 1396104 DEEDWARR 03/23/2026 09:22:38 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20260323-0022691	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Affiant Subscribed and sworn to before me this 27th day of February, 2026. Notary Public My Commission Expires: 12-22-2026 ANGELIA S. KOKLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HARDEN

WARRANTY DEED

Address New Owner: Chelsea Helton 730 Old Hickory Boulevard, Unit 145 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-04-0A-032.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barrington Hwang and Yue Yuan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chelsea Helton**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County. Tennessee. being known and designated as Unit No. 145 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants. Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20180806-0076818, Instrument No. 20180806-0076995, amended in Instrument Numbers 20190306-0020566 and Instrument No. 20190516-0046335, in the Register' s office for Davidson County. Tennessee. and with said Unit being depicted on Exhibit B to said Declaration.

Being the same property conveyed to BARINGTON HWANG AND YUE YUAN, HUSBAND AND WIFE, by deed from VT ENTERPRISES, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20210316-0034612, dated March 12, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 114-04-0A-032.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180806-0076818, Instrument No. 20180806-0076995, Instrument No. 20190306- 0020566 and Instrument No. 20190516-0046335, said Register's Office.

Easement for Power Lines recorded in Book 787, Page 3, said Register' s Office.

Easement for Public Utilities of recorded in Book 1489, Page 317 and Instrument No. 20190806-0078061, said Register' s Office.

Agreement for Dedication of Public Right of way as set forth in instrument recorded in Instrument No. 20180411-0034126, said Register' s Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains. Pumps & Appurtenances as set forth in instrument recorded in Instrument No. 20180524-0050012, said Register' s Office.

Declaration of Restrictions and Covenants for Stormwater Facilities & Systems recorded at Instrument No. 20180510-0044731, said Register' s Office.

This is improved property located at 730 Old Hickory Boulevard, Unit 145 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of February, 2026.

Barrington Hwang
Barrington Hwang

Yue Yuan
Yue Yuan

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barrington Hwang and Yue Yuan, 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, at office, this ~~27th~~ 25th day of February, 2026.

Desiree M Peralta
Notary Public

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

My Commission Expires: 12/14/2027