WARRANTY DEED

Karen Johnson Davidson County
Batch# 1439028 DEEDWARR
06/29/2026 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20260629-0058710

File No. EM-26-2538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiaoyan Hu	Xiaoyan Hu	
(NAME) 1700 Bernard Avenue	(NAME) 1700 Bernard Avenue	104-12-0-273.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(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, I/we, **Kate Stratte Kalis and Andrew Akira Jokela, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xiaoyan Hu, single**, HEREINAFTER CALLED THE GRANTEE, 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, State of Tennessee, Being Lot No. 35, on the Map of Lenox Place as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Thomas Burkett, a single man by Warranty Deed from Gracias Properties LLC of record in Instrument No. 20220831-0098018 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on August 31, 2022.

Being the same property conveyed to Kate Stratte Kalis, a married woman by Warranty Deed from Thomas Burkett, a single man of record in Instrument No. 20241126-0092394 Register's Office for Davidson County, Tennessee, dated November 25, 2024 and recorded on November 26, 2024.

This is property more commonly known as 1700 Bernard Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 24th day of June, 2026.

Kate Stratte Kalis by Joshua Hunter, Attorney in fact
Kate Stratte Kalis by Joshua Hunter, Attorney-In-Fact

Andrew Akira Jokela by Joshua Hunter, Attorney in Fact
Andrew Akira Jokela by Joshua Hunter, 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, the within named, Kate Stratte Kalis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Kate Stratte Kalis, and that this instrument was executed on behalf of the said Kate Stratte Kalis for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202606290058709, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 24th day of June 2026.

Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew Akira Jokela with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Andrew Akira Jokela, and that this instrument was executed on behalf of the said Andrew Akira Jokela for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202606290058709, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 24 day of June 2026.

Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Emily Manno, 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 **6/24/26**.

Date

Affiant Signature

6/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026