THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17768-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1470773 DEEDWARR
09/10/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260910-0083932

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Richard Sadler and Melissa M. Sadler	New Owner	
332 Ardsley Pl		131-05-0C-332.00-CO
Nashville, TN 37215		
(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, WE, **Yangyiran Xie, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lance Richard Sadler and Melissa M. Sadler, Husband and Wife**

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 Unit No. 332, on the Plan of The Hillsborough Condominiums, according to the Master Deed of record in Book 6822, Page 721, in the Register's Office of Davidson County, Tennessee, and more particularly described in Book 6250, Page 699, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Yangyiran Xie, unmarried by Warranty Deed from Erin L. Luper, a single woman of record in Instrument No. 20210304-0028767 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Yangyiran Xie having since married to Lok Hin Lee in which he hereby joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **332 Ardsley Pl, Nashville, TN 37215**

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 the 08 day of SEPTEMBER, 2026.

Yangyiran Xie

Lok Hin Lee

STATE OF OREGON)
COUNTY OF MULTNOMAH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Yangyiran Xie,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 08 day of SEPTEMBER, 2026.

Notary Public

My Commission Expires: 10/01/2028

OFFICIAL STAMP
JUSTIN KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1052092
MY COMMISSION EXPIRES OCTOBER 01, 2028

STATE OF OREGON
COUNTY OF MULTNOMAH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lok Hin Lee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 08 day of SEPTEMBER, 2026.

Notary Public

My Commission Expires: 10/01/2028

OFFICIAL STAMP
JUSTIN KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1052092
MY COMMISSION EXPIRES OCTOBER 01, 2028

Certificate of Authenticity

I, Ryan Lux, 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 8, 2026**.

Date

Affiant Signature

09/08/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

