WARRANTY DEED

Karen Johnson Davidson County
Batch# 1401776 DEEDWARR
04/06/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,693.60
20260406-0027259

File #26-TC-5205-B

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $728,000.00.

Josh Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/16/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Sieren Norberg, Trustee of ESN Revocable Trust dated March 3, 2026	New Owner	
(NAME)	(NAME)	**091 07 0 220.00**
5205B Kentucky Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JACOB EASLEY, UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELIZABETH SIEREN NORBERG AS TRUSTEE OF THE ESN RECOVABLE TRUST DATED MARCH 3, 2026,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1110, Block 170 on the Plan of NO 1, PLAN OF WEST NASHVILLE of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots adjoin and front together 50 feet on the Southerly side of Kentucky Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jacob Easley and Carley Bowers Easley, husband and wife, by Warranty Deed from Jonathan Coplon and Brooke Coplon, husband and wife, of record in Instrument No. 20240216-0010909, in the Register's Office of Davidson County, Tennessee, dated February 14, 2024 and recorded on February 16, 2024. The said Jacob Easley and Carley Bowers Easley having since divorced per Final Decree of Divorce of record in Docket No. 24D1132, in the Fourth Circuit Court of Davidson County, Tennessee at Nashville.

Being the same property conveyed to Jacob Easley, a single man, by Quitclaim Deed from Carley Bowers Easley, an unmarried woman, of record in Instrument No. 20250911-0072521, in the Register's Office of Davidson County, Tennessee, dated August 29, 2025 and recorded on September 11, 2025.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO 1, PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20151029-0110155.
* Easements reserved in the Amendment No. 2 to Metro Ordinance No. 089-835 of record in Book 7922, Page 832.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5205B Kentucky Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 2nd day of April, 2026.

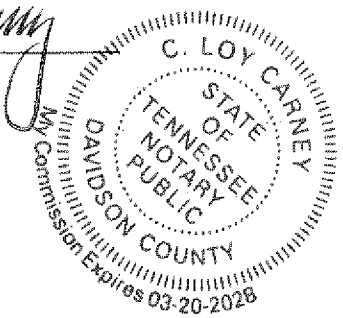
Jacob Easley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2026, before me personally appeared Jacob Easley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ashley S. Rudy, 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 4/2/2026 (date of document).

Affiant Signature

Date: 4/2/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER