Karen Johnson Davidson County
Batch# 1405888 DEEDWARR
04/15/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260415-0030886

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. BC-26-367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Auster and Jordan Elliott	**Same As New Owner**	
(NAME)	(NAME)	073-01-0-150.00
2107 Avalon Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **TIFFANY MITCHELL, A MARRIED WOMAN AND ERIC HJELMSTAD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN AUSTER, AN UNMARRIED PERSON, AND JORDAN ELLIOTT, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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, Tennessee, being Lot No. 25 on the Plan of Highland View of record in Plat Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tiffany Mitchell, a single woman and Rachel V. Demeo, a married woman by Warranty Deed from Anna B, West and Zachary Barnes, a married couple of record in Instrument No. 20180507-0043179 Register's Office for Davidson County, Tennessee, dated May 3, 2018 and recorded on May 7, 2018.

Being the same property conveyed to Tiffany Mitchell and Eric Hjelmstad by Quitclaim Deed from Tiffany Mitchell and Rachel V. Demeo of record in Instrument No. 20210720-0097378 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 20, 2021.

Being the same property conveyed to Tiffany Mitchell and Eric Hjelmstad by Quitclaim Deed from Tiffany Mitchell and Rachel V. Demeo of record in Instrument No. 20210721-0097519 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 21, 2021.

The subject property was not the marital residence of the Grantors herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This is property more commonly known as 2107 Avalon Dr, Nashville, TN 37216.

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 14th day of April, 2026.

Tiffany Mitchell by Ryan Lux attorney in fact

Tiffany Mitchell by Ryan Lux, her Attorney-In-Fact

Eric Hjelmstad by Ryan Lux attorney in fact

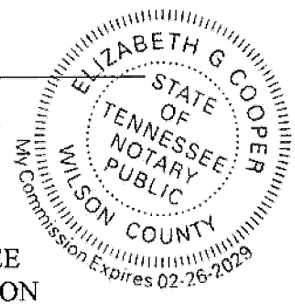
Eric Hjelmstad by Ryan Lux, his Attorney-In-Fact

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 **Ryan Lux**, 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 for **Tiffany Mitchell,** and that this instrument was executed on behalf of the said **Tiffany Mitchell** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202604150030885, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:

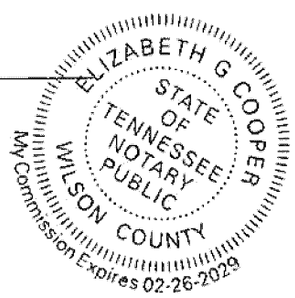


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, 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 for **Eric Hjelmstad,** and that this instrument was executed on behalf of the said **Eric Hjelmstad** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202604150030884, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Christian Reynolds, 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 **April 14, 2026**.

Date

Affiant Signature

April 14, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **April**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)