THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755274** Karen Johnson Davidson County Batch# 1465647 DEEDWARR 09/01/2026 12:35:30 PM 3 pgs Fees: $18.00 Taxes: $5,365.00 20260901-0080703	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2026. Notary Public My Commission Expires: _____

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 29, 2030

WARRANTY DEED

Address New Owner: Toni Hall 1508 Eastland Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-06-0-305.00

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, **Aron Bjorn Hjertberg, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Toni Hall**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the map showing Olivia W. Sharpes Second Addition to Nashville, as of record in Book 421, Page 176, said Registers Office, described as follows:

Beginning on the Southerly margin of Eastland Avenue at the Northwest corner of the property conveyed to Aaron B. Brown, Sr. and wife, by deed from Carl Cunningham and wife, as of record in Book 1371, Page 311; thence with said Eastland Avenue Westwardly 93.5 feet more or less to the Northeast corner of the property conveyed to P.S Timmons and wife, by R.K Patton and wife, as of record in Book 1199, Page 337; thence with Timmons Easterly line Southwardly 199 feet more or less to the Northerly margin of an alley; thence with said alley, Eastwardly 95 feet more or less to said Aaron Brown's Southwest corner; thence with said Brown's Westerly line, Northwardly 202.5 feet more or less to the beginning.

Being the same property conveyed to ARON BJORN HJERTBERG, by deed from DUSTIN HILLIS AND KYAH HILLIS, HUSBAND AND WIFE, of record in Instrument No. 20161004-0104870, dated September 30, 2016, said Register's Office.

Nicole Marie Hjertberg joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 083-06-0-305.00.

Matters shown on the Plan of record in Plat Book 421, page 177, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 741, page 117, said Register's Office.

This is improved property located at 1508 Eastland Avenue Nashville TN 37206

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 21st day of August, 2026.

Aron Bjorn Hjertberg

Nicole Marie Hjertberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aron Bjorn Hjertberg, 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 21st day of August, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

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, aforesaid, Nicole Marie Hjertberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2026.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Certificate of Authenticity

I, Danielle Watson, 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 8/25/20.

Date

Danielle Watson

Affiant Signature

8/25/20

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 25th day of August, 2020.

LHahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2023