Karen Johnson Davidson County
Batch# 773650 DEEDWARR
12/14/2021 03:24:04 PM 2 pgs
Fees: $13.00 Taxes: $1,497.39
20211214-0165363

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-6645

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of December, 2021

Notary Public

Commission Expires: 1-6-25

CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aubri Ziegler 543 Elaine Drive Nashville, TN 37211	Same	133-13-0-147.00

WARRANTY DEED

FOR AND IN 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,

Vamsi Vemula, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aubri Ziegler, married, and Andrew Wilson, married, as tenants in common (not married to each other)

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 Lot No. 122 on the Plan of Abbay Hall, Section 1 of record in Plat Book 2331, Page 18, 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 Lot No. 122 fronts 100 feet on the southerly side of Elaine Drive and runs back 182.8 feet on the easterly line and 184.4 feet on the westerly line, to a line in the rear on which it measures 100.1 feet.

Being the same property conveyed to Vamsi Vemula, a married person by Warranty deed

from Mustafa Nabi, married of record in Instrument No. 20190710-0067155 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 10, 2019.

Lakshmi Madada joins in the execution of this instrument, with the consent of the grantor, to convey any marital interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 543 Elaine Drive, Nashville, TN 37211

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 so 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.

Dated this the 10th day of December, 2021.

Vamsi Vemula

Lakshmi Madada

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vamsi Vemula and Lakshmi Madada** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of December, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: