This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Alexander Charles Lambert &
Zuzana Josephine Balzerova
100 E. Nebraska Ave.
Berthoud, Colorado 80513

Karen Johnson Davidson County
Batch# 1349928 DEEDWARR
11/21/2025 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251121-0093417

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Zuzana Balzerova** and **Alexander Lambert,** wife and husband whose address is: 100 E. Nebraska Ave., Berthoud, Colorado 80513 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Alexander Charles Lambert and Zuzana Josephine Balzerova, Trustees of the ZuLander Trust, dated November 11, 2025, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 100 E. Nebraska Ave., Berthoud, Colorado 80513, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rolling Acres McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20210520-0068968 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on November 11, 2025.

Zuzana Balzerova, GRANTOR

Alexander Lambert, GRANTOR

STATE OF COLORADO)
) ss.
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this November 11, 2025, by Zuzana Balzerova and Alexander Lambert.

Notary Public

MY COMMISSION EXPIRES AS INDICATED
(Seal)

BETHANY COPELAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234030988
MY COMMISSION EXPIRES AUGUST 14, 2027

STATE OF COLORADO
COUNTY OF BROOMFIELD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Zuzana Balzerova, AFFIANT

Alexander Lambert, AFFIANT

Sworn to and subscribed before me this November 11, 2025.

Notary
My commission expires:
August 14, 2027

BETHANY COPELAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234030988
MY COMMISSION EXPIRES AUGUST 14, 2027

(FOR RECORDING DATA ONLY)

Parcel Information: 083 07 0 299.00

Property Address:
2206 Eastland Avenue, Nashville, Tennessee 37206

Name and Address of the Property Owner:
Alexander Charles Lambert and Zuzana Josephine Balzerova
100 E. Nebraska Ave., Berthoud, Colorado 80513

Tennessee Certification of Electronic Document

I, Bethany Copeland 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 11/11/2025 (date of document).

Bethany Copeland
Affiant Signature

11/11/2025
Date

State of Colorado

County of Broomfield

Sworn to and subscribed before me this 11 day of November, 2025.

Lauren Clanton
Notary's Signature

MY COMMISSION EXPIRES: 6/30/29

NOTARY'S SEAL

LAUREN MELISSA CLANTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254024521
MY COMMISSION EXPIRES 06/30/2029