Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $585,000.00.

Affiant

Subscribed and sworn before me this the 28 day of August, 2026.

Notary Public
My commission expires: 9-30-2029

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 30, 2029

Karen Johnson
Batch # 1465264
08/31/2026 09:14:33 AM
Fees: $13.00 Taxes: $2,164.50

Davidson County
DEEDWARR
2 pgs

20260831-0080188

WARRANTY DEED

Address of New Owner:
Gabriel Morlan
Audrey Morlan
543 Elaine Dr.
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
133-13-0 147.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AUBRI ZIEGLER,A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to : GABRIEL MORLAN AND AUDREY MORLAN, HUSBAND AND WIFE, AND BRANDON HOUSER AND HANNAH HOUSER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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 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 Aubri Ziegler by Quitclaim Deed from Aubri Ziegler and Andrew Wilson, dated 10/5/2023 and recorded 10/9/2023 in Instrument No. 20231009-0079204

Also being the same property previously conveyed to Aubri Ziegler, married, and Andrew Wilson, married, as tenants in common (not married to each other), by Warranty Deed from Vamsi Vemula, a married man, joined by Lakshmi Madada to convey any marital interest, dated 12/10/2021 and recorded 12/14/2021 in Instrument No. 20211214-0165363, Register's Office for Davidson County, Tennessee.

The Grantor further covenants that the Property is an investment property not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 543 Elaine Dr., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27 day of August, 2026.

Aubri Ziegler

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aubri Ziegler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2026.

My commission expires: 2/27/29

Notary Public

INGRID THOMPSON
Notary Public
State of Colorado
Notary ID # 20054001268
My Commission Expires 02-27-2029