Karen Johnson Davidson County
Batch# 547746 DEEDWARR
01/06/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20210106-0002141

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204222 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$377,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 4th day of January, 2021. Notary Public My Commission Expires: 6-26-24

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, 2021, among:

ANNA M. BURGNER, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GERALD F. SALL AND JULIE MERMAN SALL, TRUSTEES OF THE GERALD & JULIE SALL LIVING TRUST DATED OCTOBER 29, 2005

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Six, Valley West, of record in Plat Book 5050, Page 60, 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. 2 fronts 89.79 feet on the Westerly margin of Birch Bark Drive and extends back 203.61 feet on the Northerly line and 184.13 feet on the Southerly line to a broken line in the rear, measuring 88.31 feet thereon.

Being the same property conveyed to Anna Marie Burgner and Jeffrey Scott Anderson, Joint tenants with rights of survivorship by Warranty deed from Werner Jacobsen, unmarried of record in Instrument No. 20070618-0072457 Register's Office for Davidson County, Tennessee, dated June 13, 2007 and recorded on June 18, 2007.

Being the same property conveyed to Anna M. Burgner by Quitclaim deed from Jeffrey Scott Anderson of record in Instrument No. 20091118-0106253 Register's Office for Davidson County, Tennessee, dated November 13, 2009 and recorded on November 18, 2009. Being also known as 7220 Birch Bark Dr Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Anna M. Burgner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Anna M. Burgner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Gerald F. Sall and Julie Merman Sall, Trustees of the Gerald & Julie Sall Living Trust dated October 29, 2005 Julie Merman Sall
Address: 7220 Birch Bark Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Gerald F. Sall and Julie Sall
Address: 150 Hicks Road
City, State, Zip: Nashville, TN 37221

Tax ID: 142-11-0-148.00

True Copy Certification

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY