Karen Johnson Davidson County
Batch# 808661 DEEDWARR
02/18/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220218-0019438

Name and Address of New Owner:
Suzanne Bercut Day, Trustee of The SABD Trust U/A/D September 18, 2006
6400 Charlotte Pk
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gail H. Bowler Trustee of the Gail Hellund Bowler Trust, dated March 5, 2014**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Suzanne Bercut Day, Trustee of The SABD Trust U/A/D September 18, 2006,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1007 on the Plan of A **Resubdivision of** Lots 1007 & 1008 on the Plan of West Meade Farms, Inc., Section 6-A, **of record in Plat** Book 6200, Page 164, in the Register's Office for Davidson County, **Tennessee, to whi**ch Plan reference is hereby made for a more complete description of **the property.**

Being the same property conveyed to Gail H. Bowler Trustee of the Gail Hellund Bowler **Trust, dated March** 05, 2014 by Warranty Deed from Michael D. Shmerling, of record in **Instrument No. 2**0160405-0032699, Register's Office for Davidson County, Tennessee, **dated April 05, 2**016 and recorded on April 05, 2016, as corrected by Scrivener's Affidavit recorded on May 10, 2016 in Instrument 20160510-0046218, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $677,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 6400 Harding Pike, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; **THE ACCURACY OF THE** INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND **ANY OTHER MATTERS** WHICH AN ACCURATE SURVEY OF THE PROPERTY **MIGHT DISCLOSE.**

TO HAVE AND TO HOLD said real estate unto the **Grantee, and the Grantee's successors,** heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of February, 2022.

The Gail Hellund Bowler Trust dated March 5, 2014

By: Gail H Bowler, Trustee (SEAL)
Gail H. Bowler, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gail H. Bowler, Trustee of The Gail Hellund Bowler Trust dated March 5, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 9th day of February, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Beverly Bowler
(Affiant)

Sworn to and subscribed before me this
9th day of February, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. ST-22-390

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 02/09/22.

Affiant Signature

02/09/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of February, 2022.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON