This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11683-LV

Karen Johnson Davidson County
Batch# 640113 DEEDWARR
05/19/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210519-0067945

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Teresa Harmon
Affiant

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 17th day of May, 2021.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shawn Patrick Walters and Annette M. Walters 1803 Packard Court Spring Hill, TN 37174	Bank of Tennessee 1982 Providence Parkway Suite 103 Mt. Juliet, TN 37122	164 05 0A 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amber Noel Sabato, married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shawn Patrick Walters and Annette M. Walters, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 800 of Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20180116-0004525; First Supplement Annexing Phase 2 Property recorded in Instrument No. 20181220-0123931; as amended in Instrument No. 20190807-0078437; Correction recorded in Instrument No. 20190904-0089474 and further amended in Instrument No. 20200228-0022465, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit 2 to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amber Noel Sabato, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190801-0075782, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019 and recorded on August 01, 2019.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20190402-0029589, in the Register's Office of Davidson County, Tennessee, dated April 01, 2019 and recorded on April 02, 2019.

This is ☒ improved or ☐ unimproved property located at: **4316 Summercrest Boulevard, 800, Antioch, TN 37013.**

Brian Gary Thomas joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2021.

GRANTOR:

Amber Noel Sabato

Brian Gary Thomas

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amber Noel Sabato and Brian Gary Thomas, the within named bargainor(s), 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.

WITNESS my hand and seal at office this 17th day of May, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

202105190067945

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

