This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11666-LV

Karen Johnson Davidson County
Batch# 640114 DEEDWARRSP
05/19/2021 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20210519-0067947

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

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

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amber Sabato and Brian Gary Thomas 4516 Woodside Road Old Hickory, TN 37138	Bank of Tennessee 1982 Providence Parkway Suite 103 Mt. Juliet, TN 37122	064 08 0 051.00

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, **Carla Furlough Hinson and Linda Furlough Sullivan, Successor Co-Trustees of the Carl and Lydia Furlough Trust dated August 22, 2011**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Amber Sabato and Brian Gary Thomas, wife and husband**, 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:

LAND in Davidson County, Tennessee being Lot 40 on the Plan of Section I, Woodside Subdivision, of record in Book 5050, Page 75, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to The Carl & Lydia Furlough Revocable Living Trust, by QuitClaim Deed from Carl W. Furlough and Wife, Lydia M. Furlough, of record in Instrument No. 20111221-0099737, in the Register's Office of Davidson County, Tennessee, dated August 22, 2011 and recorded on December 21, 2011.

Being the same property conveyed to Carl W. Furlough and Wife, Lydia M. Furlough, by Warranty Deed from Kenneth P. Flood, Unmarried, of record in Book 10557, Page 565, in the Register's Office of Davidson County, Tennessee, dated August 04, 1997 and recorded on August 05, 1997.

This is ☒ improved or ☐ unimproved property located at: **4516 Woodside Road, Old Hickory, TN 37138**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

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

GRANTOR:

Carl and Lydia Furlough Trust dated August 22, 2011

By: Carla Furlough Hinson
Carla Furlough Hinson, Successor Co-Trustee

By: Linda Furlough Sullivan
Linda Furlough Sullivan, Successor Co-Trustee

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Carla Furlough Hinson and Linda Furlough Sullivan, Successor Co-Trustees of the Carl and Lydia Furlough Trust dated August 22, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity and 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 0 8 2021

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EXHIBIT B
(Permitted Exceptions)

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Woodside Subdivision, as recorded in Plat Book 5050, Page(s) 75.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5165, Page 321 and Notice recorded in Instrument No. 20171016-0105869 and Re-Recorded in Instrument No. 20171103-0113005 and Authentication of Signatures recorded in Instrument No. 20171103-0113006.

5. Defects, liens, encumbrances, adverse claims or other matters created, first appearing in the public records or attaching subsequent to the Effective Date of the above-referenced Title Insurance Commitment but prior to recording the deed, mortgage or other instruments under which the Proposed Insured acquires the estate or interest covered by the Title Insurance Commitment.

NOTE: All of the recording information contained herein refers to the Public Records in the Register's Office of Davidson County, Tennessee, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records of said county, unless indicated to the contrary.

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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.

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.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM