Karen Johnson Davidson County
Batch# 436848 DEEDWARR
07/14/2020 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $440.30
20200714-0076649

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kristin Hight & Karen Reeves
4762 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owners

MAP/PARCEL 064-12-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Bango and , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kristin Hight and Karen Reeves, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 276B on the plan of Zone lot Division Lots 274,276, and 314, Sherwood Forest, section 4, of record in Plat Book 5200, page 587 and Plat Book 4460, page(s) 182 and 183 Register's Office for Davidson County, Tennessee.

Said Lot No. 276B fronts 50.0 feet on the southwesterly margin of Cascade drive and extends back 210.81 feet on the northwesterly line and 183.61 feet on the southeasterly line to a dead line in the rear, measuring 27.31 feet thereon.

Being the same property conveyed to Richard Bango and wife, Dawn Bango by Warranty deed from Jennifer Carter of record in Instrument No. 20030723-0103158 Register's Office for Davidson County, Tennessee, dated June 30, 2003 and recorded on July 23, 2003.

Being also known as 4762 Cascade Drive Old Hickory, Tennessee 37138.

This is improved/unimproved property known as: **4762 Cascade Drive, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 10th day of July, 2020.

WITNESS MY HAND on this the 10th day of July, 2020

Richard Bango

Dawn Bango

Dawn Bango

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Richard Bango and Dawn Bango,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of July, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.28

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of July, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200552

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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