Karen Johnson Davidson County
Batch# 677647 DEEDWARR
07/15/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20210715-0095358

WARRANTY DEED

BANKS-H21205

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ~~9th~~ 14th DAY OF July, 2021.

Notary Public

(Affix Seal)

My Commission Expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Talando Banks and Jerica Banks	NEW OWNERS	087.10-0A-027.00 CO
337 Bournemouth Lane		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, 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, ION RENITA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TALANDO BANKS AND JERICA BANKS, HUSBAND AND WIFE hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 127, as shown on the map entitled Aaron Cress, Phase 1-B, a Cluster Lot Development, of record as Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ion Renita, married man by deed from Wise Group, Inc., a Tennessee corporation of record in Instrument No. 20190429-0039419, recorded on 04-29-2019, Register's Office for Davidson County, Tennessee.

Ion Renita having since been divorced from Alena Franchuk by Order of the Family Court of the Seventh Judicial Circuit at Spartanburg, South Carolina in case number 2020-DR-42-01806.

( ) unimproved
This is (X) improved property known as 337 Bournemouth Lane, Hermitage, Tennessee 37076 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of July, 2021 :

Renita

Ion Renita

STATE OF ~~Tennessee~~ Florida

COUNTY OF Sarasota

Personally appeared before me, Mary A. Panzegraf, a Notary Public in and for said County and State, the within named ION RENITA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ion Renita executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sarasota, Florida, this 9th day of July, 2021.

Mary A Panzegraf

Notary Public

My Commission Expires: 3-7-24

MARY A. PANZEGRAF
MY COMMISSION # GG 957487
EXPIRES: March 7, 2024
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian 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 07/09/2021 (date of document).

Jennifer Russell
Affiant Signature

07/13/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-7-1-2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.