Karen Johnson Davidson County
Batch# 1145249 DEEDWARR
06/10/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240610-0043393

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/22/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandro Corzo Ramirez and Mirella Rodriguez Roque, Nelson Reyes Mirabal, and Ernesto Cobas Anaya	New Owner	Map: 07510006800
(NAME)	(NAME)	
8214 Luree Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD D. BANGO, TRUSTEE OF THE MILDRED L. BANGO SMITH LIVING TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRO CORZO RAMIREZ AND MIRELLA RODRIGUEZ ROQUE, HUSBAND AND WIFE, AND NELSON REYES MIRABAL, A MARRIED MAN, AND ERNESTO COBAS ANAYA, A MARRIED MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 No. 118, on the Plan of Hermitage Estates, of record in Book 3300, Page 70 and 71, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The Mildred L. Bango Smith Living Trust, by Quitclaim Deed from Mildred L. Bango Smith, of record in Instrument No. 20001220-0124597, dated January 1, 2000, Register's Office for said County. See also deed of record in Book 9459, page 951, said Register's Office.

This conveyance is made subject to: (1)2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 70 and 71, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3403, Page 556, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 8214 Luree Ln, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 31st day of May, 2024.

The Mildred L. Bango Smith Living Trust

BY: _____
Richard D. Bango, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard D. Bango, Trustee of The Mildred L. Bango Smith Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of The Mildred L. Bango Smith Living Trust, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Richard D. Bango, as Trustee.

Witness my hand and official seal this 31st day of May, 2024.

My commission expires: 2-2-26

_____
Notary Public

TANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/31/22 (date of document).

Affiant Signature

5/31/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

