Name and Address of New Owner:
Steve Bogard and Beverly Bogard

Send Tax Bills To:
Steve Bogard and Beverly Bogard

Karen Johnson
Batch # 1194828
10/17/2024 10:46:36 AM
Fees: $13.00 Taxes: $2,449.40
Davidson County
DEEDWARR
2 pgs
20241017-0080564

This Instrument Prepared By:
Tahira Pyszka
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 141-14-0A-030-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ernest Langdon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steve Bogard and Beverly Bogard, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 30 on the Plan of Revised, Hanover Park of Sheffield, of record in Book 9700, pages 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ernest Langdon from Ernest Langdon, Executor of the Estate of Bobby R. Langdon, aka Bobbie R. Langdon, by Executor's Deed dated November 29, 2021 and recorded December 13, 2021 in Instrument #20211213-0164732, said Register's Office.

Being the same property conveyed to Bobby R. Langdon and wife, Dianne W. Langdon, from Beazer Homes Corp., dba Phillips Builders, by Warranty Deed dated November 11, 1996 and recorded November 13, 1996 in Book 10258, page 444, said Register's Office. The said Dianne W. Langdon having died October 8, 2017, leaving Bobby R. Langdon as surviving grantee. The said Bobby R. Langdon, aka Bobbie Ray Langdon, having died, July 4, 2020 leaving a Last Will and Testament dated January 16, 2020. The Will was admitted to Ancillary Probate on April 21, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 21P616, wherein Ernest Langdon was duly appointed as Executor and beneficiary.

Property more commonly known as 7712 Hansrote Cove, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of October, 2024.

_____(SEAL)
Ernest Langdon

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 11th day of October, 2024, before me personally appeared Ernest Langdon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2024.

_____
Notary Signature
My commission expires: 08-09-2028

SUSAN M WIECHMANN
Notary Public - Arizona
Maricopa County
Commission # 669623
My Comm. Expires Aug 9, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $662,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of October, 2024.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 01, 2025