



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	25020-116556	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	RICKY L KENNAMORE		
PROPERTY ADDRESS:	1052 WHIPPOORWILL DR		
CITY, STATE AND COUNTY:	KINGSTON SPRINGS , TENNESSEE, CHEATHAM		

SEARCH INFORMATION

SEARCH DATE:	03/13/2024	EFFECTIVE DATE:	03/12/2024
NAME(S) SEARCHED:	RICKY L KENNAMORE		
ADDRESS/PARCEL SEARCHED:	1052 WHIPPOORWILL DR, KINGSTON SPRINGS, TENNESSEE, 37082		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RICK KENNAMORE, AN UNMARRIED PERSON	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	RICHARD ALLEN ROBISON, AN UNMARRIED PERSON
DATED DATE:	09/15/1997	GRANTEE:	RICK KENNAMORE, AN UNMARRIED PERSON
BOOK/PAGE:	424/23	RECORDED DATE:	09/17/1997
INSTRUMENT NO:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF KINGSTON SPRINGS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SITUATED AND LYING IN THE 11TH CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESEEE,

BEING LOT NO. 462 ON THE RESUBDIVLSION OF LOTS 460, 461 AND 462 OF INTERSTATE WEST RANCHETTES, SECTION D OF RECORD IN PLAT BOOK 1, PAGE 16, AS AMENDED IN PLAT BOOK 6, PAGE 82, REGISTERS OFFICE FOR CHEATHAM COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Cheatham (011)	Jan 1 Owner	Current Owner	WHIPPOORWILL DR 1052		
Tax Year 2023 Reappraisal 2019	KENNAMORE RICK	1052 WHIPPOORWILL DR	Ctrl Map:	Group:	SI:
	1052 WHIPPOORWILL DR	KINGSTON SPGS TN 37082	105	Parcel: 132.00	PI: 000
	KINGSTON SPGS TN 37082				

Value Information			Residential Building #: 1		
Land Market Value:	\$42,700		Improvement Type:		Stories:
Improvement Value:	\$383,400		01 - SINGLE FAMILY		2.00
Total Market Appraisal:	\$426,100		Exterior Wall:		Actual Year Built:
Assessment Percentage:	25%		05 - SIDING ABOVE AVG		2001
Assessment:	\$106,525		Heat and AC:		Plumbing Fixtures:

Subdivision Data			7 - HEAT AND COOLING SPLIT		
Subdivision:			Quality:		Condition:
RESUB LOTS 460,461,462			1 - AVERAGE		AV - AVERAGE
Plat Book:	Plat Page:	Block:	Square Feet of Living Area:		
6	82		2688		

Additional Information			Building Sketch		
General Information			Building Areas		
Class: 00 - Residential		City:	Areas		Square Feet
City #:		Special Service District 2: 000			
Special Service District 1: 001		Neighborhood: I01	BAS - BASE		
District: 11		Number of Mobile Homes: 0	OPF - OPEN PORCH FINISHED		
Number of Buildings: 1		Utilities - Electricity: 01 - PUBLIC	USH - UPPER STORY HIGH		
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL		Zoning:	BMU - BASEMENT UNFINISHED		
Utilities - Gas/Gas Type: 00 - NONE					

Outbuildings & Yard Items			
Building #	Type	Description	Units
1	WDK - WOOD DECK	ALL	417
1	CUD - DETACHED CARPORT UNFINISHED		490

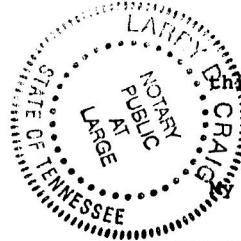
Sale Information			
Long Sale Information list on subsequent pages			
Land Information			
Deed Acres: 2.81	Calculated Acres: 0	Total Land Units: 2.81	
Land Code	Soil Class	Units	
04 - IMP SITE		2.81	

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/15/1997	\$26,000	424	23	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
8/29/1997	\$0	418	752		-	-
2/24/1995	\$21,000	366	28	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
3/29/1993	\$57,500	329	796	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/15/1981	\$0	0210	0413		-	-

FILED FOR RECORD SEPTEMBER 17, 1997 AT 9:30 O'CLOCK A.M.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration of value
whichever is greater, for this transfer
is \$26,000.00.



Rick Kennamore
Affiant

Subscribed and sworn to before me
this the 15th day of September, 1997.

[Signature]
Notary Public

Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rick Kennamore	Same	Map 105
120 Fitzpatrick Court		Parcel 132.00
Nashville, Tennessee 37214		

For and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Richard Allen Robison, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rick Kennamore, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to wit:

Situated and lying in the 11th Civil District of Cheatham County, Tennessee,

Being Lot No. 462 on the resubdivision of Lots 460, 461 and 462 of Interstate West Ranchettes, Section "D", as of record in Plat Book 1, Page 16, as amended in Plat Book 6, Page 82, Register's Office for Cheatham County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Allen Robison by correction of description in Warranty Deed of record in Book 418, Page 752, and originally in Book 329, Page 796, Register's Office for Cheatham County, Tennessee.

Subject to all matters set forth on the plans of record, as aforesaid.

1997 Cheatham County taxes have this day been prorated and paid and the Grantees shall be responsible for all future years tax bills.

This is unimproved property known as Lot No. 462, Whippoorwill Drive, Kingston Springs, Tennessee 37082.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this 15th day of September, 1997.

Richard Allen Robison

RICHARD ALLEN ROBISON, AN UNMARRIED PERSON

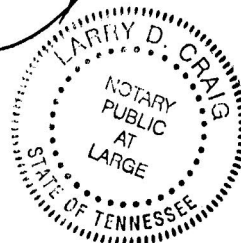
STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Richard Allen Robison, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Kingston Springs, Tennessee, this 15th day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 6-13-2000



CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this
instrument was received at 9:30 o'clock
A.M., on 9-17 1997 entered in
Note Book 2 Page 230 entered in
Book No. 724 Page 23
Amounts paid under receipt No. 91404
STATE TAX: DEED \$ 96.20
STATE TAX: MTCS \$ 1.00
PROBATE FEE: \$ 8.00
RECORDING FEE: \$ 105.20
TOTAL \$ 210.40
Dot Dowlen REGISTER



Search Session #1

New Search

Search Time = 0 minute(s), 0 second(s)
25 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	KENNAMORE RICK [OR]	SUEDEKUM RON TR	DT	9/17/1997	DT	426-689
		Subdivision	Section	Phase	Lot	Building
		INTERSTATE WEST RANCHETTES S/D	D		462	Unit
2	KENNAMORE RICK [EE]	ROBINSON RICHARD ALLEN	DEED	9/17/1997	DEED	424-23
		Subdivision	Section	Phase	Lot	Building
		INTERSTATE WEST RANCHETTES	D		462	Unit
3	KENNAMORE RICK [OR]	SECOND SOUTH CHEATHAM UTILITY DISTRICT	EASE	4/3/1998	DEED	435-312
		Subdivision	Section	Phase	Lot	Building
					462	Unit
4	KENNAMORE RICK [OR]	KENNAMORE RICK	NOC	7/17/2002	NOC	6-509
5	KENNAMORE RICK [EE]	KENNAMORE RICK	NOC	7/17/2002	NOC	6-509
6	KENNAMORE RICK [OR]	LOGAN T MICHAEL TR	DT	7/25/2002	DT	604-52
		Subdivision	Section	Phase	Lot	Building
		INTERSTATE WEST RANCHETTES	D		462	Unit
7	KENNAMORE RICK [OR]	SUNTRUST MORTGAGE INC	ASGN	7/25/2002	DT	604-68
		Subdivision	Section	Phase	Lot	Building
		INTERSTATE WEST RANCHETTES	D		462	Unit
8	KENNAMORE RICK [EE]	SUNTRUST MORTGAGE INC	FULL	7/31/2003	RE	54-912
9	KENNAMORE RICK [OR]	FMLS INC TR	DT	3/15/2004	RE	90-371
		Subdivision	Section	Phase	Lot	Building
		INTERSTATE WEST RANCHETTES	D		462	Unit
10	KENNAMORE RICK [EE]	BANK OF AMERICA	FULL	1/19/2012	RE	399-496

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Index and Images begin July 7, 1998

Cheatham County Tennessee



Search Session #1

New Search

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type		Date	Class	Bk-Pg/File#	
11	KENNAMORE RICK L [OR]	HERITAGE BANK	SUBAG		1/13/2012	RE	399-200	
		Subdivision	Section	Phase	Lot	Building	Unit	Acres
		INTERSTATE WEST RANCHETTES	D		462			11
12	KENNAMORE RICK L [OR]	HERITAGE BANK	DT		1/13/2012	RE	399-184	
		Subdivision	Section	Phase	Lot	Building	Unit	Acres
		INTERSTATE WEST RANCHETTES	D		462			11
13	KENNAMORE RICK L [OR]	U S BANK	ASGN		2/6/2012	RE	401-32	
14	KENNAMORE RICKY [EE]	CAPITAL BANK & TRUST	FFREL		8/14/2002	REL	60-547	
15	KENNAMORE RICKY L [OR]	HART R RICK TR	DT		8/29/2000	DT	520-345	
		Subdivision	Section	Phase	Lot	Building	Unit	Acres
		INTERSTATE WEST RANCHETTES			460			0
		INTERSTATE WEST RANCHETTES			461			0
		INTERSTATE WEST RANCHETTES			462			0
16	KENNAMORE RICKY L [OR]	CAPITAL BANK AND TRUST CO	FF		8/29/2000	DT	520-354	
		Subdivision	Section	Phase	Lot	Building	Unit	Acres
		INTERSTATE WEST RANCHETTES			460			0
		INTERSTATE WEST RANCHETTES			461			0
		INTERSTATE WEST RANCHETTES			462			0
17	KENNAMORE RICKY L [OR]	CAPITAL BANK & TRUST COMPANY	MOD		9/13/2001	DT	563-509	
18	KENNAMORE RICKY L [EE]	CAPITAL BANK & TRUST COMPANY	FULL		8/14/2002	REL	60-548	
19	KENNAMORE RICKY L [OR]	FMLS INC TR	DT		3/15/2004	RE	90-371	
		Subdivision	Section	Phase	Lot	Building	Unit	Acres
		INTERSTATE WEST RANCHETTES	D		462			11
20	KENNAMORE RICKY L [OR]	FMLS INC TR	DT		12/27/2005	RE	181-234	
		Subdivision	Section	Phase	Lot	Building	Unit	Acres
		INTERSTATE WEST RANCHETTES	D		462			11

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New Search

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
21	KENNAMORE RICKY L [EE]	HERITAGE BANK	FULL	1/13/2012	RE	399-183
22	KENNAMORE RICKY LYNN [OR]	HART R RICK TR	DT	6/30/2003	RE	47-772
	INTERSTATE WEST RANCHETTES	Subdivision	Section	Phase	Lot	Building Unit Acres Dist
			D		462	11
23	KENNAMORE RICKY LYNN [OR]	COUNTRYWIDE HOME LOANS	ASGN	6/30/2003	RE	47-801
	INTERSTATE WEST RANCHETTES	Subdivision	Section	Phase	Lot	Building Unit Acres Dist
			D		462	11
24	KENNAMORE RICKY LYNN [OR]	COUNTRYWIDE HOME LOANS INC	RASGN	7/3/2003	RE	49-49
25	KENNAMORE RICKY LYNN [EE]	COUNTRYWIDE HOME LOANS INC	FULL	1/19/2012	RE	399-489

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