



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	705240	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	RONALD HELLARD AND KAREN HELLARD		
PROPERTY ADDRESS:	4547 TANGLEWOOD DR, PEGRAM, TENNESSEE, 37143		
CITY, STATE AND COUNTY:	PEGRAM, TENNESSEE (TN) AND CHEATHAM		

SEARCH INFORMATION

SEARCH DATE:	01/12/2024	EFFECTIVE DATE:	01/11/2024
NAME(S) SEARCHED:	RONALD HELLARD AND KAREN HELLARD		
ADDRESS/PARCEL SEARCHED:	4547 TANGLEWOOD DR, PEGRAM, TENNESSEE, 37143/ 092GA021.00000		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RONALD W. HELLARD AND WIFE, KAREN S. HELLARD
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COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	THOMAS E. STEPHENS AND WIFE, CHISTINA M. STEPHENS
DATED DATE:	06/05/1998	GRANTEE:	RONALD W. HELLARD AND WIFE, KAREN S. HELLARD
BOOK/PAGE:	445/364	RECORDED DATE:	06/09/1998
INSTRUMENT NO:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PEGRAM
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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:

LAND IN CHEATHAM COUNTY, TENNESSEE BEING LOT NO. 12 ON THE PLAN OF TANGLEWOOD, PHASE ONE, OF RECORD IN FILE A-28, MAP 11, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE AND AMENDED IN PLAT BOOK 3, PAGE 104, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. STEPHENS AND WIFE, CHISTINA M. STEPHENS BY DEED FROM KEVIN C. VAUGHN AND WIFE, CARLA A. VAUGHN, OF RECORDS IN BOOK 344, PAGE 453, SAID REGISTER'S OFFICE.

Cheatham (011)	Jan 1 Owner	Current Owner	TANGLEWOOD DR 4547		
Tax Year 2023 Reappraisal 2019	HELLARD RONALD W	4547 TANGLEWOOD DR	Ctrl Map:	Group:	Parcel:
	ETUX KAREN S	PEGRAM TN 37143	092G	A	021.00
	4547 TANGLEWOOD DR				PI:
	PEGRAM TN 37143				SI:
					000

Value Information

Land Market Value:	\$41,200
Improvement Value:	\$240,000
Total Market Appraisal:	\$281,200
Assessment Percentage:	25%
Assessment:	\$70,300

Subdivision Data

Subdivision:			
TANGLEWOOD I			
Plat Book:	Plat Page:	Block:	Lot:
A28	11		12

Additional Information**General Information**

Class: 00 - Residential	City: PEGRAM
City #: 574	Special Service District 2: 000
Special Service District 1: 001	Neighborhood: P02
District: 12	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Units
1	WDK - WOOD DECK	14X10	140

Sale Information

Long Sale Information list on subsequent pages

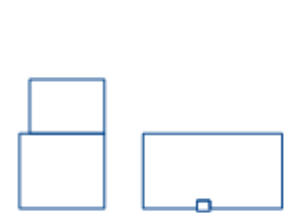
Land Information

Deed Acres: 1.48	Calculated Acres: 0	Total Land Units: 1.48
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Land Code	Soil Class	Units
01 - RES		1.48

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1 - AVERAGE
Square Feet of Living Area:
1551

Building Sketch

Stories:
1.00
Actual Year Built:
1990
Plumbing Fixtures:
8
Condition:
AV - AVERAGE

Building Areas

Areas	Square Feet
BAS - BASE	1,551
BMF - BASEMENT FINISHED	609
OPF - OPEN PORCH FINISHED	20
BMU - BASEMENT UNFINISHED	957

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/5/1998	\$156,000	445	364	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/20/1993	\$96,500	344	453	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/28/1990	\$75,984	288	256	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/5/1989	\$17,000	287	914	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
12/15/1986	\$0	251	525		-	-

Thomas E. Stephens
Christina M. Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for
said County and State, the within named Thomas E. Stephens and wife, Christina M. Stephens

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that
~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville
Tennessee, this 5th day of June, 19 98.
Commission expires _____

STATE OF TENNESSEE
COUNTY OF

Before me, _____
State and County aforesaid, personally appeared _____
and _____
upon _____ oath(s) acknowledged _____ to be the _____
and _____ respectively of the _____
the within named bargainor, and corporation, and that _____ as such _____
and _____ being authorized so to do, execute the foregoing instrument for the
purposes therein contained by signing the name of the corporation, by the said _____
as such _____, and attesting the same by the said _____
as such _____.

Witness my hand and official seal at office at _____ on this the _____
day of _____, 19 _____.

My commission expires _____

Notary Public

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this
instrument was received at 10:00 o'clock
A.M., on 6-9-98, entered in
Note Book 2 Page 362 entered in
Book No. 445 Page 362
Amounts paid under receipt No. 449,938
STATE TAX: DEED \$ 577.30
STATE TAX: MTCS \$ 1.00
PROBATE FEE: \$ 0.00
RECORDING FEE: \$ 8.00
TOTAL \$ 586.30
Dot Dowlen REGISTER

Search Session #1[New Search](#)

Search Time = 0 minute(s), 0 second(s)

16 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	HELLARD RONALD W [EE]	STEPHENS THOMAS E	DEED	6/9/1998	DEED	445-364
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	
2	HELLARD RONALD W [OR]	WILSON DAVID R TR	DT	6/9/1998	DT	447-616
3	HELLARD RONALD W [OR]	CITIBANK	ASGN	9/22/2000	DT	523-118
4	HELLARD RONALD W [OR]	FMLS INC TR	DT	1/9/2002	DT	580-664
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	0 0
5	HELLARD RONALD W [OR]	WEISS ARNOLD M TR	DT	5/30/2003	RE	41-902
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	
6	HELLARD RONALD W [EE]	AMSOUTH BANK	FULL	6/12/2003	RE	44-770
7	HELLARD RONALD W [OR]	FMLS INC TR	DT	6/23/2003	RE	46-152
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	
8	HELLARD RONALD W [EE]	CHASE MANHATTAN MORTGAGE CORPORATION	FULL	6/30/2003	RE	47-648
9	HELLARD RONALD W [OR]	QUICKEN LOANS INC	DT	6/3/2013	RE	446-85
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	
10	HELLARD RONALD W [OR]	QUICKEN LOANS INC	SUBAG	6/3/2013	RE	446-101
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	

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Index and Images begin July 7, 1998

Search Session #1

New Search

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
11	HELLARD RONALD W [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	FULL	6/21/2013	RE	447-945
12	HELLARD RONALD W [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	FULL	4/5/2021	RE	581-1828
13	HELLARD RONALD W [OR]	QUICKEN LOANS LLC	DT	5/10/2021	RE	583-2009
		<div>SubdivisionSectionPhaseLotBuildingUnitAcresDist</div> <div>TANGLEWOOD112</div>				
14	HELLARD RONALD W [OR]	AMSOUTH BANK	SUBAG	6/8/2021	RE	585-1256
15	HELLARD RONALD W [EE]	FIRST FINANCIAL BANK	FULL	6/27/2023	RE	618-781
16	HELLARD RONALD W [OR]	FIRST FINANCIAL BANK	DT	8/23/2023	RE	620-963
		<div>SubdivisionSectionPhaseLotBuildingUnitAcresDist</div> <div>TANGLEWOOD112</div>				

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Index and Images begin July 7, 1998

Cheatham County Tennessee

Search Session #1[New Search](#)

Search Time = 0 minute(s), 0 second(s)

14 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	HELLARD KAREN S [EE]	STEPHENS THOMAS E	DEED	6/9/1998	DEED	445-364
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
					12	
2	HELLARD KAREN S [OR]	WILSON DAVID R TR	DT	6/9/1998	DT	447-616
3	HELLARD KAREN S [OR]	CITIBANK	ASGN	9/22/2000	DT	523-118
4	HELLARD KAREN S [OR]	FMLS INC TR	DT	1/9/2002	DT	580-664
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
			1		12	0 0
5	HELLARD KAREN S [EE]	AMSOUTH BANK	FULL	6/12/2003	RE	44-770
6	HELLARD KAREN S [OR]	FMLS INC TR	DT	6/23/2003	RE	46-152
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
			1		12	
7	HELLARD KAREN S [EE]	CHASE MANHATTAN MORTGAGE CORPORATION	FULL	6/30/2003	RE	47-648
8	HELLARD KAREN S [OR]	QUICKEN LOANS INC	DT	6/3/2013	RE	446-85
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
			1		12	
9	HELLARD KAREN S [OR]	QUICKEN LOANS INC	SUBAG	6/3/2013	RE	446-101
		Subdivision TANGLEWOOD	Section	Phase	Lot	Building Unit Acres Dist
			1		12	
10	HELLARD KAREN S [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	FULL	4/5/2021	RE	581-1828

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