

Legal and Vesting Product Cover Sheet

ORDER INFORMATION									
FILE/ORDER NUMBER:	705240	05240 PRODUCT NAME: LEGAL & VESTING REPORT							
BORROWER NAME(S)	RONALD HELLARD AND KAI	REN HELLARD							
PROPERTY ADDRESS:	4547 TANGLEWOOD DR, PEG	RAM, TENNESSEE, 371	143						
CITY, STATE AND COUNTY:	PEGRAM, TENNESSEE (TN) A	ND CHEATHAM							
	SEARCH INFORI	MATION							
SEARCH DATE:	01/12/2024	1/12/2024 EFFECTIVE DATE: 01/11/2024							
NAME(S) SEARCHED:	RONALD HELLARD AND KAI	REN HELLARD							
ADDRESS/PARCEL	4547 TANGLEWOOD DR, PEG	RAM, TENNESSEE, 371	143/ 092GA021.00000						
SEARCHED:									
	ASSESSMENT INFO	ORMATION							
COMMENTS:									
	CURRENT OWNER	VESTING							
RONALD W. HELLARD AND W	VIFE, KAREN S. HELLARD								
COMMENTS:									
	VESTING DI	EED							

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

FOR PREAMBLE

CITY/TOWNSHIP/PARISH: CITY OF PEGRAM
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.

		Tenne	ssee Property	Assessm	ent Data - Parcel Details Report - https://asse	essment.cot.tn.gov/				
Cheatham (011) Tax Year 2023 Reappraisal 2019		HELLARD RONALD W		Current Owner 4547 TANGLEWOOD DR PEGRAM TN 37143	TANGLEWOOD DR 4547 Ctrl Map: Group: Parcel: 092G A 021.00			PI: SI: 000		
Value Information Land Market Value:	\$41,200				Residential Building #: 1					
Improvement Value: Total Market Appraisal: Assessment Percentage Assessment: Subdivision Data Subdivision: TANGLEWOOD I	\$240,000 \$281,200				Improvement Type: 01 - SINGLE FAMILY Exterior Wall: 04 - SIDING AVERAGE Heat and AC: 7 - HEAT AND COOLING SPLIT Quality: 1 - AVERAGE	Stories: 1.00 Actual Ye 1990 Plumbing 8 Condition	Fixtures:			
Plat Book:	Plat Page:	Block:	Lot : 12		Square Feet of Living Area:	AV - AVLI	VAOL			
Additional Information	on		12		Building Sketch	Building Areas	Areas		Square	Feet
Class: 00 - Residential City #: 574 Special Service District	1 : 001	City: PEGRAM Special Service District 2: 000 Neighborhood: P02 Number of Mobile Homes: 0 Utilities - Electricity: 01 - PUBLIC			BAS - BA			•	1,551	
District: 12 Number of Buildings: 1	03 - PUBLIC / INDIVIDUAL					BMF - BASEMENT FINISHED OPF - OPEN PORCH FINISHED			609 20	
Utilities - Gas/Gas Type: Outbuildings & Yard	00 - NONE	Zoning:				BMU - BA	ASEMENT UI	NFINISHED		957
	Туре	Description		Units						
1	WDK - WOOD DECK	14X10		140						
Sale Information										

Units

1.48

Long Sale Information list on subsequent pages

Calculated Acres: 0

Soil Class

Total Land Units: 1.48

Land Information

Deed Acres: 1.48

Land Code

01 - RES

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	-	-

WARRANTY DI	EED .	STATE OF TENNESSEE	3		
		COUNTY OF DAVI	DSON		
		THE ACTUAL CONSIDER	RATION OR 1	ALUE, WHICHEVER	
* 3		GREATER, FOR THIS TI	RANGER IS	\$ _156,000.00	
	ZEP	L. SC	X / CON	CERT TO	27
	",Op.	SUBSCRIBED AND SWOR	N TO RECOR	D Mr. True True	
		TOTABON . O DAY OF	June		9.8
	₹ :	UBLIC :	12	MI.	
	0	AT :	Jest J	IM	
	- 4	ARGE	Notary Public	' ///	
	ANSON	MY COMMESSION EXPIRE			_
	11111	COUNTY (AFFIX SEA	AL)		
THI	IS INDUBLIMEN	T WAS PREPARED B	Y		
THI Premier Title & Escrow, LLC 37215	, 4301 Hillsb	Explosimantia 500 te 30	0, Nash	ille, Tennesse	ee.
37215		-4207		,	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO)·			
Ronald W. Hellard	*******		- 1	MAP-PARCEL NUMBE	RS
(NAME)	Chase Mann	attan Mortgage (NAME)		MAP 96-G-A	
4547 Tanglewood Drive	4915 Inden	endence Parkway		DADGER 04	
(ADDRESS)	1	(ADDRESS)		PARCEL 21	
Pegram, Tennessee 37143	Tampa, Flo	rida 33634-7540			
(CITY) (STATE) (ZIP)	(CITY)	(STATE)	(ZIP)		
FOR AND CONSIDERATION OF THE S	UM OF TEN DOLL	ARS, CASH IN HAND PAI	D BY THE	HEREINAFTER NAM	ED
KANTEES, AND OTHER GOOD AND VA	ALUABLE CONSIDE	RATIONS, THE RECEIPT OF	OF WHICH	IS HEREBY ACKNOW	VL-
DGED, WE, Thomas E. Stephens	and wife, Ch	<u>ristina M. Stephen</u>	s		
FREINAFTER CALLED THE GRANTORS	HAVEDARGAINE	D AND GOLD. AND DATE			
EREINAFTER CALLED THE GRANTORS ONVEY UNTO Ronald W. Hella	, nave bargaine	DAND SOLD, AND BY THE	ESE PRESEN	ITS DO TRANSFER AI	ND
	in wild willog.	March D. Herrard		·	
EREINAFTER CALLED THE GRANTEE	S. THEIR HEIRS AT	ND ASSIGNS A CERTAIN	TRACTOR	PARCEL OF LAND	TM
Cheatham COUNTY STATE	OF TENNESSEE DI	ESCRIBED AS FOLLOWS, 7	TRACT OF	TARCEL OF LAND	111
Land in Cheatham County, To	ennessee boin	Tot No. 12 am hh	- D1	. m 1 1	
Phase One, of record in Fi	le A-28. Map	ll. Register's Off	e rian o	Cheatham	
County, Tennessee and amend	ded in Plat Bo	ook 3, page 104, s	aid Regi	ster's Office	
to which plan reference is	hereby made	for a more complete	e descri	ption thereof.	
Being the same property con	nveyed to Thor	mas E. Stephens and	d wife,	Christina M.	
Stephens by deed from Kevin	n C. Vaughn ar	nd wife, Carla A. '	Vaughn,	of record in	
Book 344, page 453, said Re	∍gister's Off:	ice.			
This conveyance is subject	to (a) 1000 ;	coal proportie tawa		1 Towns	
prorated and assumed by the	co (a) 1990 i	(b) all matters as	s wnich	nave been	
of record in Book 3, page	104. said Regi	ster's Office: and	d (c) re	strictive	
covenants of record in Bool	k 248, page 60	06. Book 287. page	894. Bo	ok 241. page	
975 and Book 293, page 807,	, said Registe	er's Office.	/	on DIL, page	
:				*:	
unimproved ()					
s is improved (*) property, known as 4547	Tanglewood Dri			143	
(H	ouse Number) (S	treet) (P.O. Address)	(City or	Town) (Postal Zip)	
TO HAVE AND TO HOLD the said tract or parcel o	fland with the appointena	nces estate title and interest therest	shalana'na tu t	La anid CD ANITEDS At air to	•
l assigns forever; and we do covenant with the said G	RANTEES that we are la	wfully seized and possessed of said	land in fee sim	ple, have a good right to con	vev
nd the same is unencumbered, unless otherwise he	rein set out; and we do fu	rther covenant and bind ourselves.	our heirs and	representatives, to warrant	and
ever defend the title to the said land to the said GRA gular number shall include the plural, the plural th	NIEES, their heirs and a	ssigns, against the lawful claims of	all persons wh	omsoever. Wherever used,	, the
B moor shar merode the prurar, the plurar th	v orngurar, and the fise of	any genuer snam be applicable to	o all genders.		
tness <u>our</u> hand s	this5	ithday of	Jun	e	98
N PACI		u, or		, , , , , , , , , , , , , , , , , , , ,	
Tromas E. Thedr.				12	
homas E. Stephens					
P/AMI HOU					
Mista 11- Stapher					

STATE OF TENNE	ESSEE					1	
COUNTY OF	DAVIDSON						
Personally appeared be						, a Notary Public in a	and fo
said County and State, th	e within named	Thomas	E. Stephens	and wife, C	hristina	M. Stephens	
the hargainor S	with whom I am r	personally acquain	ted or proved to me o	on the basis of estisfact	oru anidanas an	d who acknowledged that	
the Vexecuted the wi	thin instrument for	the purposes there	in contained Witness	n the basis of satisfact s my hand and official	seal at	Nashville	
	Ten	nessee this	5th day	of June	1	19 98	
Commission expires				Keg	1/80	777	
		.1			May P	He Comment	
				્છે	7.70	00	
STATE OF TENNE	CCEE			9.	NOTARY		-
COUNTY OF	SOLL			: "	PUBLIC	: :	
Before me,					AT		
State and County aforesa					LARGE	a Notary Problic within and	or th
The state of the s				3, 4	7.30		
and			. 1 .1		Owith whom? I's	an personally acquainted an	d wh
uponoath(s					7, 0 N (100)	,,,,,	
and	F	espectively of the			. 5	OD MAR 24, 2001	
the within named bargain	ior, and corporation	, and that	as such	. My Co	mmission Expil	es MAR. 24, 2001 foregoing instrument for the	
and		0.1		being authorized so to		foregoing instrument for the	;
purposes therein containe							
as such		, and attes	ting the same by the	said			
		•					
day of					on t	his the	
day or	19	•					
My commission expires		i					
my commission expires							
					Notary Pu	blic	
			46				
					CHEATHAM COL	INTY, STATE OF TENNESSEE	
					I, Dot Dowlen, Ke	gister of Deeds, do certify this coived at 01 00 o'clock	
					Hm on 6	- 9 19 751 entered in	
						flago After other ord in	
	9				Book No. ##	Page 3 3 3 8 der receipt No. 779 3 38	
					STATE TAX: DE	ED \$ 577. 20	
	*				STATE TAX: MI	ics \$	
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					RECORDING F	586 20	
					A/) TUIAL	REGISTER	

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Search Session #1

New Search

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

16 records found

	Grant[OR] / Gra	nt[EE] Othe	r Party	Inst	tr.Type	Date	Class	Bk-Pg/l	File#
1	HELLARD RONALD W [EE]	STEPHE THOMAS	E	DEE		6/9/1998			
		Subdivision TANGLEWOOD	Section	Phase	Lot 12	Building	Unit	Acres	Dist
2	HELLARD RONALD W [OR]	WILSON TR	DAVID F	R DT		6/9/1998	DT	447-616	
3	HELLARD RONALD W [OR]	CITIBAN	ΙΚ	ASC	ìN	9/22/2000	DT	523-118	
4	HELLARD RONALD W [OR]	FMLS IN	C TR	DT		1/9/2002	DT	580-664	
		Subdivision TANGLEWOOD		Phase 1	Lot 12	Building	Unit	Acres 0	Dist 0
<u>5</u>	HELLARD RONALD W [OR]	WEISS A TR		וע		5/30/2003		41-902	
		Subdivision TANGLEWOOD		Phase 1	Lot 12	Building	Unit	Acres	Dist
6	HELLARD RONALD W [EE]	AMSOUT	ΓΗ BANK	FUL	.L	6/12/2003	RE	44-770	
7	HELLARD RONALD W [OR]	FMLS IN	C TR	DT		6/23/2003	RE	46-152	
		Subdivision TANGLEWOOD	Section	Phase 1	Lot 12	Building	Unit	Acres	Dist
8	HELLARD RONALD W [EE]	CHASE MANHAT MORTGA CORPOR	.GE	FUL	.L	6/30/2003	RE	47-648	
9	HELLARD RONALD W [OR]	QUICKE INC	N LOANS	S DT		6/3/2013	RE	446-85	
		Subdivision TANGLEWOOD	Section		Lot 12	Building	Unit	Acres	Dist
10	HELLARD RONALD W [OR]			SUE		6/3/2013		446-101	
		Subdivision TANGLEWOOD		Phase 1	Lot 12	Building	Unit	Acres	Dist



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Index and Images begin July 7, 1998

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Search Session #1

New Search

Item Grant[OR] / Gr	ant[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 Subdivision Section TANGLEWOOD 1	DT Phase Lot	5/10/2021 Building	RE Unit	583-2009 Acres Dist
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 RONALD W [OR]	FIRST FINANCIAL BANK Subdivision Section TANGLEWOOD 1	DT Phase Lot	8/23/2023 Building	RE Unit	620-963 Acres Dist



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Search Session #1

New Search

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

14 records found

	ords found							
Item	Grant[OR] / Grant[I		y Inst	tr.Type	Date	Class	Bk-Pg/l	File#
1	HELLARD KAREN S [EE]	STEPHENS THOMAS E	DEI	ED	6/9/1998	DEED	445-364	
		ibdivision Section GLEWOOD	n Phase	Lot 12	Building	Unit	Acres	Dist
				12				
2	HELLARD KAREN S [OR]	WILSON DAVII TR	D R DT		6/9/1998	DT	447-616	
3	HELLARD KAREN S [OR]	CITIBANK	ASC	ŝΝ	9/22/2000	DT	523-118	
4	HELLARD KAREN S [OR]	FMLS INC TR	DT		1/9/2002	DT	580-664	
	Su	ibdivision Section GLEWOOD	n Phase		Building	Unit	Acres 0	Dist 0
5_	HELLARD KAREN S [EE]	AMSOUTH BAY	NK FUI	L	6/12/2003	RE	44-770	
6	HELLARD KAREN S [OR]	FMLS INC TR	DT		6/23/2003	RE	46-152	
		ibdivision Section GLEWOOD	n Phase 1	Lot 12	Building	Unit	Acres	Dist
7	HELLARD KAREN S [EE]	CHASE MANHATTAN MORTGAGE CORPORATION	FUI	L	6/30/2003	RE	47-648	
8	HELLARD KAREN S [OR]	QUICKEN LOA INC	.NS DT		6/3/2013	RE	446-85	
	St	ubdivision Section GLEWOOD	Phase	Lot 12	Building	Unit	Acres	Dist
9	HELLARD KAREN S [OR]	QUICKEN LOA INC	NS SUE	BAG	6/3/2013	RE	446-101	
	Su	ubdivision Section GLEWOOD	n Phase	Lot 12	Building	Unit	Acres	Dist
10	HELLARD KAREN S [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	, FUI	L	4/5/2021	RE	581-1828	}



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