Karen Johnson Davidson County
Batch# 775936 DEEDWARR
12/17/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20211217-0167207

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$440,000.00~~ $1,628,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2021

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Spencer N. Laws and Sarah V. Belchic	Flagstar Bank, FSB	071-15-0-185.00
1345 Pennock Avenue	5151 Corporate Drive	
Nashville, TN 37207	Troy, MI 48098	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL S. ROLLAND, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER N. LAWS AND SARAH V. BELCHIC, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: SNL SVB

Being Lots No. 231 and 232 on the Plan of The Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots No. 231 and 232 front 25 feet each on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Adam R. Fedoruk, a single man and Anisa K. Allad, a single woman as joint tenants with common law rights of survivorship by Warranty deed from Bradley J. Daugherty and wife, Heather R. Daugherty of record in Instrument No. 20160811-0083822 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 11, 2016.

Being the same property conveyed to Michael S. Rolland, a married man by Warranty deed from Adam R. Fedoruk and Anisa K. Allad, husband and wife of record in Instrument No. 20210614-0079663 Register's Office for Davidson County, Tennessee, dated June 10, 2021 and recorded on June 14, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1345 Pennock Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2021.

Michael S Rolland 12/14/21

Michael S. Rolland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael S. Rolland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2021.

J. B. M

Notary Public

My Commission Expires:

5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/15/2021 (date of document).

Affiant Signature

12/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025