Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 16492

Karen Johnson Davidson County
Batch# 915828 DEEDWARR
09/13/2022 09:45:27 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30
20220913-0102033

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Affiant

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

Subscribed and sworn to before me this 1st day of September, 2022.

Notary Public
My Commission Expires:

2022-423

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Lepere	UWM	
520 Bell Trace Lane	585 South Blvd. East	162 16 0E 037.00
Nashville, TN, 37013	Pontiac, MI 48341	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mark Anundson and wife, Susan Anundson,,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brandon Lepere, A Single Man, As Sole Owner,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bell Crest, a Planned Unit Development, Section Two, of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark Anundson and wife, Susan Anundson by Waranty Deed, from Vincent Zuccaro, an unmarried man, of record in Instrument No. 20020702-0079454, Register's Office for Davidson, Tennessee, dated June 28, 2002 and recorded on July 2, 2002.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **520 Bell Trace Lane, Nashville, TN 37013.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 1st day of September, 2022.

Mark Anundson

Susan Anundson

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 Mark Anundson and Susan Anundson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2022.

Notary Public D. Shayne Adair
My Commission Expires: 06/14/2026

