Karen Johnson
Batch # 1166477
08/05/2024 01:59:54 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240805-0059551

This instrument was prepared by:
H. Edward Phillips, Esq.
219 Third Avenue North
Franklin, Tennessee 37064
(615) 400-2282

PREPARED WITHOUT TITLE OPINION

Property Address and Owners:
Mr. Brandon W. Lepere
512 Bell Trace Lane
Antioch, Tennessee 37013

Mail Tax Statement to:
Mr. Brandon W. Lepere
512 Bell Trace Lane
Antioch, Tennessee 37013

I, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Affiant

Sworn to and subscribed before me this 2nd day of August 2024.

NOTARY PUBLIC

LYNN C WATTERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 3-20-2028

Map Number: 162-16-0-E | Parcel Number: 037.00CO
Deed Reference No. 20220913-0102033

QUITCLAIM DEED

This instrument made and entered into on this the 2nd day of August 2024, by and between Brandon W. Lepere, hereinafter referred to as **GRANTOR**, and Brandon W. Lepere, appearing as the Trustee of The Brandon W. Lepere Revocable Trust Dated January 26, 2024, hereinafter referred to as **GRANTEE**. The property described herein is the same as was transferred to Brandon W. Lepere **GRANTOR herein**, by Mark Anundson and wife, Susan Anundson on September 1, 2022, and was received by the Davidson Co., Tennessee Register of Deeds on September 13, 2022.

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, Brandon W. Lepere, a single male and sole owner, as **GRANTOR**, hereby transfers and conveys by quitclaim all of the interest

that Brandon W. Lepere as **GRANTOR** possess in the following land to my **GRANTEE**, *The Brandon W. Lepere Revocable Trust Dated January 26, 2024*, which is all that tract or parcel of land owned by **GRANTOR** in Antioch, Davidson County, Tennessee, and specifically located at **512 Bell Trace Lane, Antioch Tennessee 37013.**

A copy of the **WARRANTY DEED** conveying the property from Mark Anundson and wife, Susan Anundson, to Brandon W. Lepere, a single male and sole owner on September 1, 2022, *and any exhibit attached thereto, is attached hereto as* "**Exhibit 1**," with the full description of that tract or parcel of land from said **WARRANTY DEED.**

(Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.)

The party hereto acknowledges that H. Edward Phillips, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlor has hereunto set his signature, this the day and date first above written.

BRANDON W. LEPERE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 2nd day of August 2024, before me personally appeared Mr. Brandon W. Lepere, to me known (or proved to me on the basis of satisfactory evidence) to be the person who acknowledged that he executed the foregoing instrument and acknowledged that such person executed the same as his free act and deed.

WITNESSED my hand and official seal at office on this the 2nd day of August 2024.

NOTARY PUBLIC

LYNN C WATTERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 3-20-2028

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

EXHIBIT 1

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

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

Notary Public
My Commission Expires:

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

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

