WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277384 DEEDWARR
05/27/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.13
20250527-0041142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa M. Bradley	American Pacific Mortgage Corporation	186-04-0A-492.00
(NAME)	(NAME)	
9045 Macauley Lane	3000 Lava Ridge Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Michael R. Zusin and Anni M. Zusin, as joint tenants,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lisa M. Bradley, a single woman,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 492 as shown on the Final Plat of Burkitt Place, Phase 2D, Section 2, of record as Instrument No. 20150818-0082791, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Michael R. Zusin and Anni M. Zusin, as joint tenants by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 04/28/2016, of record in Instrument No. 20160502-0042808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 9045 Macauley Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of May, 2025.

Michael R. Zusin

Anni M. Zusin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Zusin and Anni M. Zusin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of May, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on May 22, 2025 (date of document).

Affiant Signature

May 22, 2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2025.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25