



# MICHAEL ANDERSON

## Commercial Title Specialist

Results-oriented and detail-focused Land Title Verification Specialist with extensive experience in the commercial real estate sector. Over 9 years of proficiency in conducting title searches and resolving complex title issues. Demonstrates a thorough understanding of the legal and regulatory framework governing land transactions. Proven track record of delivering high-quality results within stringent deadlines.

### WORK EXPERIENCE

#### Commercial Title Specialist 2020-2023

Global Title Partners

- Conducted extensive title searches for large-scale commercial properties.
- Worked closely with legal teams to resolve title disputes efficiently.
- Prepared comprehensive title reports for client review and approval.
- Maintained accurate records and databases of title documents.
- Utilized advanced title search software to enhance accuracy.
- Provided expert consultation to clients regarding title insurance options.

#### Title Research Associate 2019-2020

Commercial Title Experts

- Performed detailed research and analysis of title documents for commercial properties.
- Assisted in resolving title defects before property closings.
- Collaborated with surveyors to verify property boundaries and easements.
- Maintained a comprehensive database of title records and findings.
- Participated in client meetings to discuss title issues and solutions.
- Contributed to the development of best practices for title research.

### ACHIEVEMENTS

- Recognized for excellence in title resolution with a company award in 2018.
- Successfully reduced title search errors by 30% through process improvements.
- Developed training materials that improved team efficiency and knowledge.

### CONTACT

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- 📍 San Francisco, CA

### EDUCATION

#### Bachelor of Business Administration

Real Estate Management  
New York University

### SKILLS

- Commercial Title Analysis
- Legal Compliance
- Stakeholder Communication
- Risk Management
- Database Management
- Research Skills

### LANGUAGES

- English
- Spanish
- French