THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2734
Parcel ID: 105-14-0-039

Property Address:
836 Bradford Avenue, Nashville, TN 37204

Karen Johnson Davidson County
Batch# 612731 DEEDWARR
04/12/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20210412-0048160

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New owner

Address of New Owner:
836 Bradford Ave
Nashville, TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, MARK S. POPADIC, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOHAN ANDERSSON and CHRISTINA WILDES, HUSBAND AND WIFE** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Plan of Criddle's Subdivision of Lots Nos. 97 and 98 in Waverly Place, of record in Book 161, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK S. POPADIC, by deed from EDWIN DEE KING, AS DEVISEE AND EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF HAZEL C. KING, of record as Instrument No. 20180118-0005236, dated January 11, 2018, said Register's Office.

This is improved property known as, 836 Bradford Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 161, page 62, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4220, page 723 Book 4419, page 188 and Book 6236, page 263, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 8 day of April, 2021.

Mark Popadic by Stephanie Glenn his attorney in fact

MARK S. POPADIC by STEPHANIE GLENN, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 8th day of April, 2021, before me personally appeared STEPHANIE GLENN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARK S. POPADIC, and who acknowledged that she executed the same as the free act and deed of MARK S. POPADIC.

WITNESS my hand and official seal this 8th day of April, 2021.

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,475,000.00.

Affiant

SWORN TO and subscribed before me on this 8 day of April, 2021.

Notary Public

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

My Commission Expires:

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23