This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $1,610,000.00.

Affiant

Subscribed and sworn before me this the 28 day of May, 2021.

Notary Public
My commission expires:



Karen Johnson Davidson County
Batch# 648945 DEEDWARR
06/03/2021 10:42:03 AM 2 pgs
Fees: $13.00 Taxes: $5,957.00

20210603-0074456

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angela Popplewell 1711 Linden Ave Nashville, TN 37212	Citizens Bank, N.A 6100 Tower Circle Suite 600 TNF 100 Franklin, TN 37067	104-16-0 198.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TAYLOR B. YORK,AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TY JUSTIN POPPLEWELL AND ANGELA POPPLEWELL HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the fifty front feet of part of Lot 165, as shown on the Belmont Land Company's Plan, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said Western portion of Lot No. 165 fronts fifty feet on the Southerly side of Linden Avenue, North and extends backward to the South, between two parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to Taylor B. York by Warranty deed dated 12/04/2014, from SUJUCO Investments, LLC, a corporation, of record in Instrument No. 20141209-0112748, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1711 Linden Ave, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 28 day of May, 2021.

Taylor B. York

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Taylor B. York, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022