Karen Johnson Davidson County
Batch# 934936 DEEDWARR
10/27/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20221027-0116539

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 $374,900.00.

Affiant

Subscribed and sworn to before me this 26th day of October, 2022.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2022-501

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joshua Hartwig		
1247 Martin Street, #301	New Owner	105 07 1B 315.00
Nashville, TN, 37203		

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

Katie Rudowsky, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joshua Immanuel Hartwig, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 315, THE SIX10 MERRITT CONDOMINIUM, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122 and amended in Instrument No. 20160831-0091430, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katie Rudowsky, unmarried by Warranty Deed from SIX 10 Merritt LLC of record in Instrument No. 20170105-0001176, Register's Office for Davidson, Tennessee, dated December 30, 2016 and recorded on January 5, 2017.

Trevor Garrett, spouse of Katie Rudowsky, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1247 Martin Street, 301, Nashville, TN 37203.**

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 26th day of October, 2022.

Katie Rudowsky

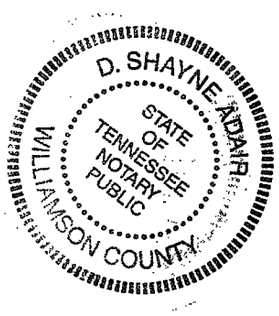
Trevor Garrett

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 Katie Rudowsky and Trevor Garrett, 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 26th day of October, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the 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 according to law on 10/26/22.

Affiant Signature

10/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/27/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON