WARRANTY DEED

Karen Johnson Davidson County
Batch# 1322883 DEEDWARR
09/16/2025 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,600.25
20250916-0073898

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $432,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/11/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.3.29

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 5728-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lauren Payne	Canopy Mortgage LLC	105-07-1B-315.00-CO
1247 Martin Street #301	360 Tenn. Ct. Ste. 200	
Nashville, TN 37203	Lindon, UT 84042	

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,

Joshua Immanuel Hartwig, a single person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Payne, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 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 Joshua Immanuel Hartwig, a single man by Warranty Deed from Katie Rudowsky, married of record in Instrument No. 20221027-0116539 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on October 27, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 10, 2025

Joshua Immanuel Hartwig

Joshua Immanuel Hartwig

STATE OF Florida

COUNTY OF Duval

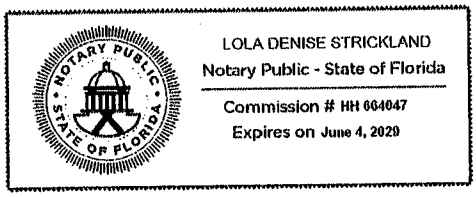
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County aforesaid, Joshua Immanuel Hartwig, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2025

Lola Denise Strickland

Lola Denise Strickland
Notary Public

My Commission Expires 06/04/2029



File #: 5728-25NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TN DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

True Copy Certification

I, Yvette Meldrum, 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 September 11, 2025.

Signature
September 11, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 11, 2025

Notary's Signature

My Commission Expires: 4-3-29

