Karen Johnson Davidson County
Batch# 1370968 DEEDWARR
01/16/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,790.80
20260116-0004189

WARRANTY DEED

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 07, 2027

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: July 7, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyssa Martin (NAME)	Canopy Mortgage LLC (NAME)	148-02-0-055.00
303A Luna Dr (ADDRESS)	360 Technology Ct STE 200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Lindon, Utah 84042 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ideal Homes of Tennessee, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alyssa Danille Martin, a single woman,** hereinafter called the GRANTEES, 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 "A" of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUNA COTTAGES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUNA COTTAGES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20250211-0010466, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20250211-0010466, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Travis E. Hazelwood from William A. Wilson and Debra R. Wilson, husband and wife, by Warranty Deed on March 5, 2020, of record in Instrument Number 20200306-0025517, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ideal Homes of Tennessee, LLC, a Tennessee limited

liability company from Travis E. Hazlewood, by Warranty Deed on January 3, 2025, of record in Instrument Number 20250106-0001079, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 303A Luna Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of January, 2026.

IDEAL HOMES OF TENNESSEE, LLC

Mena Morgan
Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mena Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Member of Ideal Homes of Tennessee, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Member

WITNESS my hand and seal this 15th day of January, 2026.

Notary Public
My Commission Expires: 8-23-26

File No.: 202511016



Tennessee Certification of Electronic Document

I, George Mudter 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 January 15, 2026 (date of document).

Affiant Signature

1/16/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of January 2026

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027