Karen Johnson Davidson County
Batch# 773406 DEEDQC
12/14/2021 10:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211214-0165150

QUITCLAIM DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 1
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaitlyn Bruce (NAME)	**Same** (NAME)	
6116B Robertson Avenue (ADDRESS)	6116 Robertson Avenue (ADDRESS)	**091-09-1C-002.00**
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville TN 37209 (CITY) (STATE) (ZIP)	

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KAITLYN BRUCE, AN UNMARRIED WOMAN, AND TERESA HURKA-RAMIREZ, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

KAITLYN BRUCE, AN UNMARRIED WOMAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2, OF HOMES AT 6116 ROBERTSON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66,CHAPTER 27, SECTION 101, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY THE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR HOMES AT 6116 ROBERTSON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20170718-0072393 AND AMENDED THROUGH INSTRUMENT NUMBER 20200124-0009031, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE IS HEREBY MADE TO THE PLAT 6116 ROBERTSON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, SET FORTH IN EXHIBIT B OF SAID DECLARATION FOR THE LOCATION THE UNITS DESCRIPTION THEREIN.

BEING THE SAME PROPERTY CONVEYED TO KAITLYN BRUCE, AN UNMARRIED WOMAN, AND TERESA HURKA-RAMIREZ, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM INVENT COMMUNITIES, INC., A TENNESSEE CORPORATION OF RECORD AS INSTRUMENT NO. 20200210-0015223 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 7, 2020 AND RECORDED ON FEBRUARY 10, 2020.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **6116B Robertson Avenue, Nashville, Tennessee 37209**

Witness our hands this the 3 day of December, 2021.

Kaitlyn Bruce

Teresa Hurka-Ramirez

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kaitlyn Bruce**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of December, 2021.

Notary Public
My Commission Expires: 3/24/2025

NICOLE ROBINSON
Notary Public - California
Los Angeles County
Commission # 2352828
My Comm. Expires Mar 24, 2025

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Hurka-Ramirez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of December, 2021.

Notary Public
My Commission Expires: 3/24/2025

NICOLE ROBINSON
Notary Public - California
Los Angeles County
Commission # 2352828
My Comm. Expires Mar 24, 2025

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 3 2021 before me, Nicole Robinson Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Kaitlyn Bruce & Teresa Lynn Ramirez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICOLE ROBINSON
Notary Public - California
Los Angeles County
Commission # 2352828
My Comm. Expires Mar 24, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 12-3-21 Number of Pages: 1

Signer(s) Other Than Named Above: ~~N/A~~ NB Ramirez Teresa Lynn

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kaitlyn Bruce	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, Emily Manno, 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 12/3/21.

Date

Affiant Signature

12/3/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON