Karen Johnson Davidson County
Batch# 1468716 DEEDWARR
09/04/2026 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,931.40
20260904-0082349

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. AP-26-3268

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Gallenberger and Noah Salonen	Princeton Mortgage Corporation	
(NAME) 6116B Robertson Avenue	(NAME) 439 Grand Avenue	091-09-1C-002.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Ewing, NJ 08628	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kaitlyn Bruce, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Gallenberger, an unmarried woman, and Noah Salonen, an unmarried man, as joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 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 HurkaRamirez, 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.

Being further conveyed to Kaitlyn Bruce, an unmarried woman, by Quitclaim Deed from Kaitlyn Bruce, an unmarried woman and Teresa Hurka-Ramirez, a married woman, as tenants in common with rights of survivorship, dated 12/3/2021, recorded 12/14/2021, and appearing of record at Instrument No. 20211214-0165150, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 6116B Robertson Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Effective the ~~1st~~ 28 August day of ~~September~~, 2026.

Kaitlyn Bruce

STATE OF Nevada
COUNTY OF Washoe

On this 28 day of August, 2026, before me personally appeared Kaitlyn Bruce, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of August, 2026.

Notary Signature
My commission expires: 11-23-2028

LAURIE O'MEARA
Notary Public
State of Nevada
Appt. No. 06-107644-2
My Appt. Expires Nov. 23, 2028

True Copy Certification

I, **Denise Woods,** 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 this the 26 day ~~of September,~~ August 2026.

Denise Woods
Affiant Signature
Date 9-1-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed ~~before me~~ this the 1 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027