WARRANTY DEED

Karen Johnson Davidson County
Batch# 1477230 DEEDWARR
09/24/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260924-0088760

File #26-TL-6202-B

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline Heppner and Christopher Dalton	**United American Mortgage Corporation**	
(NAME)	(NAME)	
6202 B New York Avenue	**3198 Airport Loop Drive, Ste. F**	**091 02 1R 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Costa Mesa, CA 92626**	
(CITY) (STATE) (ZIP)	(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,

BRUCE JOSHUA ROBERT, JR., A MARRIED PERSON, AND BRUCE GERARD ROBERT, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CAROLINE HEPPNER, AN UNMARRIED PERSON, AND CHRISTOPHER DALTON, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), 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 No. B on the Plan of 6202 NEW YORK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established and site plan in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20160328-0029091, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property, together with common areas.

Being the same property conveyed to Bruce Joshua Robert, Jr., unmarried, and Bruce Gerard Robert, married, tenants in common with right of survivorship, by Warranty Deed from Dianne Johnson, unmarried, of record in Instrument No. 20171019-0107091, in the Register's Office of Davidson County, Tennessee, dated October 12, 2017 and recorded on October 19, 2017.

The said Bruce Joshua Robert, Jr. having since married, his spouse, Julia Robert, joins in this deed to convey any marital interest she may have in said property. The said Bruce Gerard Robert does hereby affirm that said property was never his primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the establishing 6202 NEW YORK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160328-0029091; also 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.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in 20160718-0073482.
* Charter for Cherokee Park Neighborhood Association recorded as Instrument No. 20000531-0054011.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6202 B New York Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd day of September, 2026.

Bruce Joshua Robert, Jr.

Bruce Gerard Robert

Julia Robert

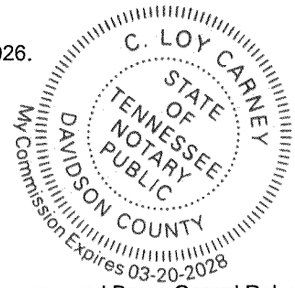
***JULIA ROBERT**, spouse of **BRUCE JOSHUA ROBERT, JR.**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JULIA ROBERT** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Bruce Joshua Robert, Jr., 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 23rd day of September, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Bruce Gerard Robert, 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 23rd day of September, 2026.

Notary Signature
My commission expires:

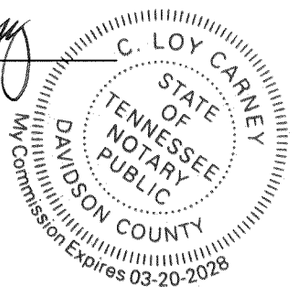


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Julia Robert, 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 23rd day of September, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 23 day of September, 2026.

Affiant Signature

Date 9.23.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

