This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 306738 **DEEDWARR**
10/28/2019 09:50:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191028-0110110

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MARIA CRISTINA BARNES O.D., Trustee RIO MAGDALENA LIVING TRUST dated August 7, 2019 6805 Sunnywood Drive Nashville, TN 37211	Same	16206012400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

MARIA CRISTINA BARNES, O.D.

JAMES D. FOSTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 16 day of October, 2019.

Notary Public

My Commission Expires: 10/23/21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARIA CHRISTINA BARNES, unmarried, being one and the same as MARIA CRISTINA BARNES, O.D., do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MARIA CRISTINA BARNES, O.D., TRUSTEE of the RIO MAGDALENA LIVING TRUST dated August 7, 2019.

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, her heirs and assigns forever; and I 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 this 16 day of October, 2019.

By: Maria C Barnes.
MARIA CRISTINA BARNES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIA CRISTINA BARNES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16 day of October 2019.

NOTARY PUBLIC
My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Fair Oaks, Section 2, of record in Plat Book 4460, pages 52 and 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Maria Christina Barnes by Warranty deed from John Keith Marcus, married, of record in Instrument No. 20170605-0055517, Register's Office for Davidson County, Tennessee.

This description is the same used in the previous deed of record.

This conveyance is made subject to the following:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 4460, page 52 and 53, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved property, known as: 238 Townes Drive, Nashville, TN 37211.