Karen Johnson Davidson County
Batch# 1367708 DEEDWARR
01/08/2026 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20260108-0001924

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $389,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 30th Day of Dec, 2025.

_____
Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Priscilla Yanez
3805 Burrus St
Nashville, TN 37216

SEND TAX BILLS TO:
Joe Hester
3677 Bearberry Ave
Ontario, CA 91761

MAP AND PARCEL NUMBER: 06114011500

WARRANTY DEED
25NT01843

Effective the 30 Day of Dec 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jerry Wayne Criswell and Sandra Sue Criswell, Trustees of the Criswell Family Community Property Trust, dated August 13, 2025, and any amendments thereto

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Priscilla Yanez

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 73 on the Plan of Maplewood Home Tract, of record in Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of Burrus Street, 114 feet north of Gillock Street at the northeast corner of the property conveyed to Edward Erle O'Connor and wife, by deed of record in Book 731, Page 88, said Register's Office; thence along O'Connor's northerly line, westerly 200 feet to a point in the east margin of the property conveyed to Gertrude Greene, by deed of record in Book 794, Page 192, said Register's Office; thence along Greene's easterly line, northerly 68 feet, more or less, to the south line of the property conveyed to James R. Ruffell, Jr., and wife, by deed of record in Book 741, Page 564, said Register's Office; thence along Ruffell's southerly line easterly 200 feet to the westerly margin of Burrus Street; thence with the margin of the same southerly 68 feet to the point of beginning.

BEING the same property conveyed to Jerry Wayne Criswell and wife, Sandra Sue Criswell, as tenants by the entireties, by Quitclaim Deed from the heirs at law of Robert Criswell and wife, Helen L. Criswell (both now deceased), namely Robert Lewis Criswell (unmarried), Vernon Dale Criswell (unmarried), Jerry Wayne Criswell (married to Sandra Sue Criswell), and Carolyn Scott (unmarried), dated November 11, 1999 and recorded on November 23, 1999, in Book 11754, Page 250, in the Register's Office for Davidson County, Tennessee. Also see Affidavit of heirship in Book 11754, page 230, Instrument No. 20090902-0082406 and in Instrument No. 20090902-0082407.

FURTHER being the same property conveyed to Robert Criswell and Helen L. Criswell by Warranty Deed from James T. Lynn, Secretary of Housing and Urban Development, acting by and through the Federal Housing Commission of record in Deed Book 4721, Page 562, dated 05/15/1973 and recorded 06/22/1973.

This is an improved property commonly known as: 3805 Burrus Street, Nashville, TN 37216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of Dec, 2025

Criswell Family Community Property Trust

BY: Jerry Criswell

State of TN)
County of Robertson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Jerry Criswell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 3 / 3 / 26

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Criswell Family Community Property Trust

BY: Sandra Criswell

State of TN)
County of Robertson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Sandra Criswell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 3 / 3 / 26

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/30/25 (date of document).

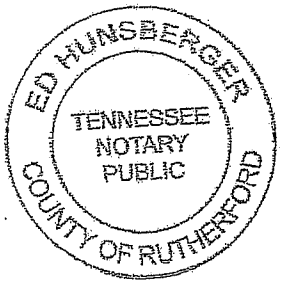
Affiant Signature

1/8/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of JAN, 26.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26