Karen Johnson Davidson County
Batch# 1438205 DEEDWARR
06/25/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260625-0057509

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2234

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2026

Notary Public

Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Isaac Jared Barba and Viviana Maria Barba 924 Shauna Drive Nashville, TN 37214	**Same as New Owner**	108-01-0-046.00

WARRANTY DEED

FOR AND IN 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,

Gregory Torrillo, unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Isaac Jared Barba and Viviana Maria Barba, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 9 on the Plan of Malvin Heights Subdivision as of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 80 feet on the westerly side of Shauna Drive, and runs back 273.2 feet on the northerly line and 253.6 feet on the southerly line to a broken line in the rear on which it measures 134.6 feet.

BEING the same property conveyed by Warranty Deed from F. E. Stratton, Jr., single to Charles Blanton and wife, Mattie J. Blanton, recorded September 19, 1957, as Book 2697 Page 537 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of

$12,500.00. The said Charles Blanton died on or about June 07, 1998, leaving the said Mattie J. Blanton as the surviving tenant by the entirety. The said Mattie J. Blanton died intestate on or about December 1, 2020. Reference is made to the affidavits of heirship naming Gary Blanton, Dennis Blanton, Marsha Blanton Stepp, Kelly Blanton Holmes, and John Blanton as all of her heirs, recorded June 2, 2023, as Instrument No. 20230602-0041587, and Instrument No. 20230602-0041588 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Dennis Blanton, Marsha Blanton Stepp, Sandra Blanton, Kelly Blanton Holmes, and John Blanton, heirs at law of Mattie J. Blanton to Gregory Torrillo, unmarried man, recorded July 11, 2025, as Instrument No. 20250711-0054761 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 924 Shauna Drive, Nashville, TN 37214

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 so 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.

Dated this the 24th day of June, 2026.

Gregory Torrillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, before me personally appeared Gregory Torrillo, 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 24th day of June, 2026.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

WARRANTY DEED

Certificate of Authenticity

I, Jerolyn Switzer, 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 06/24/2026.

Date

Affiant Signature

06/25/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of June, 20 26.

Notary's Signature

My Commission Expires: 05-08-2029

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029