Karen Johnson Davidson County
Batch# 1472141 DEEDWARR
09/14/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260914-0084832

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-42476-26

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Maria Barnes
AFFIANT

CHRISTOPHER ANDREW YON
ELECTRONIC NOTARY PUBLIC
REGISTRATION NUMBER 7858126
COMMISSION EXPIRES 07/31/2028

Commonwealth of Virginia County of Hanover
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of AUGUST, 2026.

Christopher Andrew Yon
NOTARY PUBLIC

My commission expires: 07/31/2028

Notarized by USA Notary Services LLC using online audio/video communication

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keisa Burrell 238 TOWNES DR Nashville, TN 37211_	Same address as new owner	162-06-0-124

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($315,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARIA CRISTINA BARNES, TRUSTEE OF THE RIO MAGDALENA LIVING TRUST DATED AUGUST 7, 2019**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEISA BURRELL**, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, 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 Cristina Barnes O.D., Trustee of the Rio Magdalena Living Trust dated 8-7-2019, from Maria Christina Barnes, unmarried being one and the same as Maria Cristina Barnes, O.D., by Warranty Deed dated October 16, 2019 and recorded October 28, 2019 in Instrument No. 20191028-0110110, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of August, 2026

GRANTOR(S)

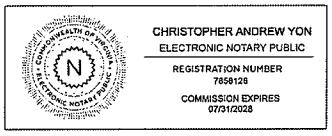
the Rio Magdalena Living Trust dated August 7, 2019

By: Maria Barnes
Maria Cristina Barnes, Trustee

STATE OF Virginia
COUNTY OF Hanover

Personally appeared before me, a Notary Public, Maria Cristina Barnes, Trustee of the Rio Magdalena Living Trust dated August 7, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of AUGUST, 2026__.



Christopher Andrew Yon
Notary Public
Christopher Yon
Printed Notary Name

My commission expires: 07/31/2028

Notarized by USA Notary Services LLC using online audio/video communication

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-31-26 (date of document).

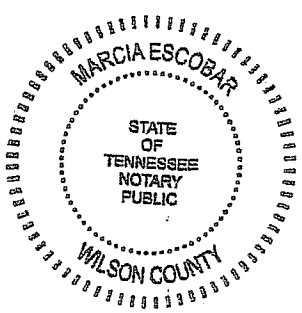
Affiant Signature

8-31-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of Aug, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027