Karen Johnson Davidson County
Batch# 1249108 DEEDWARR
03/21/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $480.05
20250321-0021304

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
B-25-852

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,742.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of March, 2025

Notary Public

Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martin Montiel Lara and Angela Moya Patraca 613 Cold Spring Dr Antioch, TN 37013	Martin Montiel Lara and Angela Moya Patraca 613 Cold Spring Dr. Antioch, Tn. 37013	150-01-0-327.00

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,

Russell L. Crouch Sr., a married man,

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

Martin Montiel Lara and Angela Moya Patraca, 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. 40 on the Plan of Section 18, Edge-O-Lake Estates of record in Plat Book 4675, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell L. Crouch Sr., by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20100721-0056968 Register's Office for Davidson County, Tennessee, dated June 17, 2010 and recorded on July 21, 2010.

This property has never been a primary residence of the grantor or his spouse.

Tim Hendricks executes this instrument on behalf of Russell L. Crouch, Sr. pursuant to a Specific Durable Power-of-Attorney dated 2/10/2025 and filed for record in Instrument No. 202503210021303. in the Register's Office of Davidson County, Tennessee.

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: 613 Cold Spring Dr, Antioch, TN 37013

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 19th day of March, 2025.

Russell L. Crouch Sr.
by Tim Hendricks his attorney in Fact
Russell L. Crouch, Sr by Tim Hendricks, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Tim Hendricks as Attorney in Fact for Russell L. Crouch, Sr., with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Russell L. Crouch, Sr., for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Amy Nelson *(custodian's name)*, 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 March 19, 2025 *(date of document)*.

Amy Nelson
Custodian's Signature

3-20-2025
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 20th day of March, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08-17-2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD