Karen Johnson Davidson County
Batch# 1292104 DEEDWARR
06/30/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20250630-0051481

WARRANTY DEED

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Kristin Palomba
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2025.

Angela Lyles
Notary Public

MY COMMISSION EXPIRES: 3/25/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Humberto Velazquez Meza and Camelia Calzada Duran	**NEW OWNERS**	Parcel ID: 133-04-0-047.00
(NAME)	(NAME)	
1019 Crowder Ct.	**SAME**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffrey Lee Broyles and Ruth Broyles, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Humberto Velazquez Meza and Camelia Calzada Duran, 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:

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

BEING Lot No. 12, on the Plan of Battlewood, Section III, of record in Book 3300, Page 4, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Lee Broyles and wife, Ruth Broyles from Verna Annette Spitzer and husband, F. Gene Spitzer by Warranty Deed dated May 1, 2012, and recorded on May 2, 2012, in Instrument No. 20120502-0037530, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1019 Crowder Ct., Nashville, TN 37211

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 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 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.

Witness our hands this 30 day of June, 2025

Jeffrey Lee Broyles

Ruth Broyles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeffrey Lee Broyles and Ruth Broyles, husband and wife, the within named bargainor, 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.

Witness my hand and official seal, this the 30th day of June, 2025.

Notary Public

My Commission Expires: 5.16.29

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 06/30/2025 (date of document).

Jami K Averwater

Affiant Signature

06/30/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD