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 Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $400,000.00

Affiant Signature

Subscribed and sworn to before me on this the 10th Day of Sept 2025

Notary Public

My Commission expires 10/25/27

Karen Johnson Davidson County
Batch# 1323440 DEEDWARR
09/17/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250917-0074296

NAME AND ADDRESS OF PROPERTY OWNER:
Salvador Alvarez Guzman and Rosa G. Martinez Guzman
1429 Governors Ridge Ct.
Franklin, TN 37064

SEND TAX BILLS TO:
Salvador Alvarez Guzman and Rosa G. Martinez Guzman
1429 Governors Ridge Ct.
Franklin, TN 37064

MAP AND PARCEL NUMBER: 176010A07500CO

WARRANTY DEED
25NT00968

Effective the 10th Day of Sept, 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,

Ronald Crowder and his wife Milagros Casiano Del Valle, as tenants by the entirety

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

Salvador Alvarez Guzman and Rosa G. Martinez Guzman, husband and wife

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

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald Crowder and his wife Milagros Casiano Del Valle, as tenants by the entirety from Ronald Crowder, a married man who acquired title without marital status herein joined by his spouse Milagros Casiano Del Valley, by Quitclaim Deed dated 11/09/2016 and recorded 11/23/2016 in Instrument No. 20161123-0124063, Register's Office of said County.

Being the same property conveyed to Ronald Crowder from Sybil Smith Crowder, by Quitclaim Deed dated 04/28/2011 and recorded 05/11/2011 in instrument No. 20110511-0036278, Register's Office of said County.

Being the same property conveyed to Ronald E. Crowder and Sybil Crowder, husband and wife from Roslyn Alexander-Collins and husband, Hubert T. Collins, by Warranty Deed dated 07/26/2007 and recorded 08/08/2007 in Instrument No. 20070808-0094809, Register's Office of said County.

This is an improved property commonly known as: 5049 Singing Hills 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. 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 10 day of September 2025

Ronald Crowder

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Crowder, 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: 7 / 3 / 28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Milagros Casiano Del Valle

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Milagros Casiano Del Valle, 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: 7 / 3 / 28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 9/10/25 (date of document).

Affiant Signature

9/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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