This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 945918 DEEDWARR
11/30/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20221130-0125369

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **MARGARET CHRISTINE HARRIS**, a married woman, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARILYN STEPHANIE OROZCO, UNMARRIED WOMAN AND JESUS IGNACIO OROZCO BRAVO, UNMARRIED MAN, as joint tenants with right of survivorship,** 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. 340 ON THE PLAN OF HERMITAGE HILLS, SECTION 3, AS OF RECORD IN BOOK 2900, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 340 FRONTS 80.0 FEET ON THE SOUTHERLY MARGIN OF BONNACREEK DRIVE AND EXTENDS BACK BETWEEN LINES MEASURING 155.1 FEET ON THE EASTERLY SIDE AND 145.6 FEET ON THE WESTERLY SIDE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 95.0 FEET. IMPROVED AND KNOWN AS 3825 BONNACREEK DRIVE, HERMITAGE, TENNESSEE, 37076.

BEING THE SAME PROPERTY CONVEYED TO MARGARET CHRISTINE JUDD MERCER, BY DIVORCE ORDER 66517, FROM ROBERT LEE MERCER, DATED OCTOBER 24, 1972 IN THE FOURTH CIRCUIT COURT ORDER OF DAVIDSON COUNTY, TENNESSEE.

MARGARET CHRISTINE JUDD MERCER IS NOW MARRIED AND KNOWN AS MARGARET CHRISTINE HARRIS.

THE SAID PROPERTY IS INVESTMENT PROPERTY AND NEITHER THE OWNER NOR ANY IMMEDIATE FAMILY MEMBER RESIDED IN AS PRINCIPAL RESIDENCE.

This is improved property know as: **3825 BONNACREEK DRIVE, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of November, 2022.

x Margaret Christine Harris
MARGARET CHRISTINE HARRIS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARGARET CHRISTINE HARRIS, the within named bargainors, 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.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 29th day of November, 2022.

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$ 260,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of November, 2022.

NOTARY PUBLIC
My commission expires 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Address New Owner(s) as follows:
MARILYN STEPHANIE OROZCO
JESUS IGNACIO OROZCO BRAVO
3815 BONNACREEK DRIVE
HERMITAGE, TN 37076

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 074 160/138.00

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on November 29, 2022.

John Cobb Rochford

November 29, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on November 29, 2022.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025