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 # 1284009 DEEDWARR
06/13/2025 08:24:34 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20250613-0045825

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARGARET CHRISTINE HARRIS**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESUS IGNACIO OROZCO BRAVO, an umarried man**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 338 ON THE PLAN OF HERMITAGE HILLS, SECTION 3, AS OF RECORD IN BOOK 2900, PAGE 97, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 338 FRONTS 90.0 FEET ON THE SOUTHERLY MARGIN OF BONNACREEK DRIVE AND EXTENDS BACK BETWEEN LINES MEASURING 171.7 FEET ON THE WESTERLY SIDE AND 190.0 FEET ON THE EASTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 93.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ROBERT HARRIS, BY WARRANTY DEED FROM SUE T. HARRIS, DATED MARCH 27, 1967 AND RECORDED ON MARCH 29, 1967, OF RECORD IN BOOK 4115, PAGE 702, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WILLIAM ROBERT HARRIS DIED MARCH 25, 1984. PURSUANT TO THE LAST WILL AND TESTAEMENT OF WILLIAM ROBERT HARRIS OF RECORD IN THE PROBATE COURT OF DAVIDSON COUNTY, TN, DOCKET NO. 74788, MARGARET CHRISTINE HARRIS WAS BEQUETHED THE PROPERTY FOR HER LIFE, WITH THE POWER TO SALE THE PROPERTY DURING HER LIFE AT HER ABSOLUTE DISCRETION. THE WILL FURTHER PROVIDED THAT IN THE EVENT THE PROPERTY WAS SOLD DURING THE LIFE OF MARGARET CHRISTINE HARRIS, THE PROCEEDS WOULD BE DIVIDED BETWEEN MARGARET CHRISTINE HARRIS AND LYNDA DIANE MOORE. THE SAID LYNDA DIANE MOORE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY INTEREST SHE MAY HAVE IN THE PROPERTY, LEGAL OR OTHERWISE

This is improved property known as 3829 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 Grantee. Grantors covenant with Grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his 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 6th day of June, 2025.

Margaret Christine Harris
By Dawn R. Woodall, AIF
MARGARET CHRISTINE HARRIS
BY: DAWN R. WOODALL, ATTY IN FACT

Lynda Diane Moore
LYNDA DIANE MOORE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAWN R. WOODALL, with whom I am personally acquainted (or prove to me on the basis of satisfactory evidence), and in her capacity as Attorney in Fact for Margaret Christine Harris, the within named bargainor, to be the person who executed the foregoing instrument on behalf of MARGARET CHRISTINE HARRIS, as her Attorney in Fact, by signing her name for MARGARET CHRISTINE HARRIS, as such Attorney in Fact.

DONE at offices in Hendersonville, Tennessee, on this the 6th day of June, 2025.

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 6-20-29

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LYNDA DIANE MOORE, 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, Tennessee, on this the 6th day of June, 2025.

Gina Dunning
Notary Public
My Commission Expires: 7/26/27

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Jesus Ignacio Orozco Bravo
Affiant

Subscribed and sworn to before me, this the 6th day of June, 2025.

Gina Dunning
NOTARY PUBLIC
My commission expires 7/26/27

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 074 160/140.00