This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1362625 DEEDQC
12/30/2025 07:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103205

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Jesus Ignacio Orozco Bravo 3825 Bonnacreek Drive Hermitage, TN 37076	Jesus Ignacio Orozco Bravo 3825 Bonnacreek Drive Hermitage, TN 37076	Map/Parcel: 074 16 0 138.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Marilyn Stephanie Orozco, unmarried woman, and Jesus Ignacio Orozco Bravo, unmarried man, as joint tenants with right of survivorship** by these presents do hereby quitclaim and convey unto the said **Jesus Ignacio Orozco Bravo, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

This is unimproved (x) property known as 3825 Bonnacreek Drive, Hermitage, TN 37076
Improved ( )

Whenever 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 hand this 12 day of December, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

~~Marilyn Stephanie Orozco~~ jt
Marilyn Stephanie Orozco

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Davidson)

Personally appeared before me, Derek Truelove, a Notary Public in and for said County and State, **Marilyn Stephanie Orozco** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at TN this 12 day of December, A.D., 20 25.

NOTARY STAMP/SEAL

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 1528

AFFIDAVIT OF VALUE

STATE OF TN)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 12 day of December, 20 25.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Witness our hand this 12 day of December, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jesus Ignacio Orozco Bravo
Jesus Ignacio Orozco Bravo

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Davidson)

Personally appeared before me, Derek Truelove, a Notary Public in and for said County and State, Jesus Ignacio Orozco Bravo the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at TN
this 12 day of December, A.D., 20 25.

NOTARY STAMP/SEAL

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AFFIDAVIT OF VALUE

STATE OF TN)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 12 day of December, 20 25.

(Affix Seal)

Jesus Ignacio Orozco Bravo
Affiant

Derek Truelove
Notary Public

My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

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 Merilyn Stephanie Orozco, unmarried woman, and Jesus Ignacio Orozco Bravo, unmarried man, as joint tenants with right of survivorship by Deed from Margaret Christine Harris, a married woman of record in Document No. 20221130-0125369, said Register's Office.

Certificate of Authenticity

I, Tracey L. Rusin, 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 12/12/2025.

Date

Tracey L Rusin

Affiant Signature

12/17/2025

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 17 day of December, 20 25.

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028