WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $314,000.00.

Jesus Ignacio Orozco Bravo
Affiant

Subscribed and sworn to me on 02/03/2026.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1378398 DEEDWARR
02/09/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20260209-0009614

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jesus Ignacio Orozco Bravo 3815 Bonnacreek Drive Hermitage, TN 37076	SAME AS NEW OWNER	074 16 0 073.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Connie Lynn Flatt, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jesus Ignacio Orozco Bravo, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of HERMITAGE HILLS, SECTION 5, of record in Plat Book 3300, Page 1&2, Register's Office, Davidson County, Tennessee.
>
> Said Lot fronts 67 feet on the North side of Bonnahill Drive and runs back 154.25 feet on the West side and 130 feet on the East side to a dead line in the rear on which it measures 79.30 feet thereon.
>
> Being the same property conveyed to Connie Lynn Flatt, A Married Woman, by Quitclaim Deed from Connie Lynn Flatt and Tamara Sue Mitchell, individually as Tenants in Common, of record in Instrument No. 20170613-0059213, in the Register's Office of Davidson County, Tennessee, dated June 08, 2017, and recorded on June 13, 2017.
>
> William E. Flatt, Jr., spouse of Connie Lynn Flatt, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Connie Lynn Flatt.

This is improved property known as 5022 Bonnahill Dr, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 my hand this 02/03/2026.

Connie Lynn Flatt

William E. Flatt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/03/2026, before me personally appeared Connie Lynn Flatt and William E. Flatt, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 02/03/2026.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 02/03/2026.

John Cobb Rochford

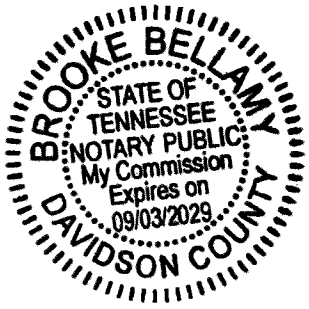
Date: 02/03/2026

State of Tennessee

County of Davidson

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

Sworn to and subscribed before me this 02/03/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29