Karen Johnson Davidson County
Batch# 1437515 DEEDWARR
06/24/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260624-0056884

WARRANTY DEED

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Affiant

Subscribed and sworn to me on 06/17/26.

NOTARY PUBLIC

My Commission Expires: 1/24/2028

THIS INSTRUMENT WAS PREPARED BY:

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick Maddin Purcell 5022 Bonnahill Dr Hermitage, TN 37076	United Wholesale Mtg, LLC 700 SOUTH BLVD East PONTIAC, MI 48341	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, Jesus Ignacio Orozco Bravo, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Patrick Maddin Purcell, Unmarried 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 Jesus Ignacio Orozco Bravo, a single man by Warranty Deed from Connie Lynn Flatt, a married woman, of record in Instrument No. 20260209-0009614, in the Register's Office of Davidson County, Tennessee, dated February 3, 2026, and recorded on February 9, 2026.
>
> 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/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/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 himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 06/ 10 /26/

Jesus Ignacio Orozco Bravo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/ 10 /26, before me personally appeared Jesus Ignacio Orozco Bravo, 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 he/ executed the same as his free act and deed.

Witness my hand and official seal on 06/ 10 /26.

NOTARY PUBLIC

My Commission Expires: 07/02/29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 17. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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