Karen Johnson Davidson County
Batch# 1443508 DEEDWARR
07/09/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $863.95
20260709-0061897

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $233,500.00.

Jesus Ignacio Orozco Bravo
Affiant

Subscribed and sworn to me on July 7, 2026,

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

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 #
Jesus Ignacio Orozco Bravo 5032 Bonnameade Drive Hermitage, TN 37076	Jesus Ignacio Orozco Bravo 3815 Bonnacreek Drive Hermitage, TN 37076	075 13 0 007.00

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, Stephen Thomas Richardson aka Steven Thomas Richardson and Hannah Lynn Richardson, devisees of the Last Will and Testament of Katherine Diane Yarber, f/k/a Katherine Diane Richardson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jesus Ignacio Orozco Bravo, an unmarried man, hereinafter called **"GRANTEE,"** his/her 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. 490 on the Plan of HERMITAGE HILLS, SECTION 5, of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Katherine Diane Yarber f/k/a Katherine Diane Richardson, by Quitclaim Deed from Stephen Thomas Richardson and Hannah Lynn Richardson, of record in Instrument No. 20220721-0083804, in the Register's Office of Davidson County, Tennessee, dated July 19, 2022 and recorded on July 21, 2022. The said Katherine Diane Yarber f/k/a Katherine Diane Richardson died January 9, 2026 testate, devising the subject property to Stephen Thomas Richardson aka Steven Thomas Richardson and Hannah Lynn Richardson. See Probate Case 26P743, Davidson County Circuit Court. Also see Affidavit of Inheritance (Real Estate) recorded in Instrument No. 20260522-0047135.

Being the same property conveyed to Katherine Diane Yarber, a/k/a Katherine Diane Richardson, by Quitclaim Deed from Stephen Thomas Richardson and Hannah Lynn Richardson, and Katherine Diane Yarber, a/k/a Katherine Diane Richardson, Next Friend and Personal Representative of the Estate of Bobby Glenn Richardson, of record in Instrument No. 20191002-0100629, in the Register's Office of Davidson County, Tennessee, dated September 16, 2019 and recorded on October 02, 2019.

Being the same property conveyed to Bobby Glenn Richardson, by Warranty Deed from Narinder K. Sawhney and Narinder S. Sawhney, husband and wife, of record in Book 11260, Page 670, in the Register's Office of Davidson County, Tennessee, dated December 14, 1998 and recorded on December 21, 1998. The said Bobby Glenn Richardson died June 4, 2017 intestate. See Probate Case 17P1288, Davidson County Circuit Court. Also see Affidavit of Heirship recorded in Instrument No. 20191002-0100628.

This is improved property known as 5032 Bonnameade Drive, Hermitage, TN 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 GRANTORS do covenant with the said GRANTEE they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 our hands on 07/07/2026.

Hannah Lynn Richardson

Hannah Lynn Richardson

Stephen Thomas Richardson

Stephen Thomas Richardson aka
Steven Thomas Richardson

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, by audio visual communication, the undersigned, an online Notary Public for the State and County the aforesaid, Hannah Lynn Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/07/2026. Provided drivers license as ID

EDWARD A HESS
Notary Public - State of Florida
Commission # HH 631938
Expires on May 22, 2029

Edward A Hess
NOTARY PUBLIC Edward A Hess

My Commission Expires: 05/22/2029

Notarized remotely online using communication technology via Proof.

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, by audio visual communication, the undersigned, an online Notary Public for the State and County the aforesaid, Stephen Thomas Richardson aka Steven Thomas Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 07/07/2026. Provided drivers license as ID

EDWARD A HESS
Notary Public - State of Florida
Commission # HH 631938
Expires on May 22, 2029

Edward A Hess
NOTARY PUBLIC Edward A Hess

My Commission Expires: 05/22/2029

Notarized remotely online using communication technology via Proof.
202607090061897

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 07/07/2026.

John Cobb Rochford

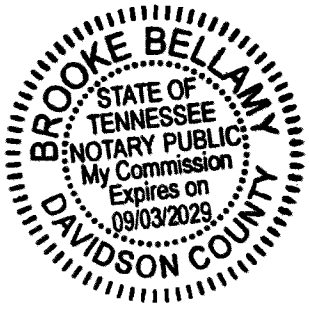
Date: 07/07/2026

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 07/07/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29