PREPARED BY AND RETURN TO:
RUBIN LUBLIN, LLC
3145 AVALON RIDGE PLACE
SUITE 100
PEACHTREE CORNERS, GA 30071
(770) 246-3300

Karen Johnson Davidson County
Batch# 1295229 DEEDWARRSP
07/08/2025 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250708-0053729

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS ISN Western Operation Center Attention: Mortgagee Compliance Manager 2000 N Classen Blvd #3200 Oklahoma City, OK 73106.	1006 IVERSON AVE NASHVILLE, TN 37216-3014	SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS ISN Western Operation Center Attention: Mortgagee Compliance Manager 2000 N Classen Blvd #3200 Oklahoma City, OK 73106.

MAP PARCEL NUMBER: 072 02 0 011.00

THIS INDENTURE, dated February 18, 2025, between **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC** Grantor, whose address is 635 Woodward Ave., Detroit, MI 48226 and the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS** whose address is ISN Western Operation Center, Attention: Mortgagee Compliance Manager, 2000 N Classen Blvd #3200, Oklahoma City, OK 73106, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at hand and seal of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, their successors and assigns, the following described property, situated in Davidson County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF MAYNOR PLACE OF RECORD IN PLAT BOOK 843, PAGE 24, IN THE REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO LANCE STUCKS, A SINGLE MAN AND COREY WALTON DONOVAN, A SINGLE MAN, BY DEED FROM RYAN BERNSTEIN AND LINDSAY BERNSTEIN, CO-TRUSTEES, OR THEIR SUCCESSORS IN INTEREST OF THE BERNSTEIN LIVING TRUST, DATED MARCH 29, 2022, AND ANY AMENDMENTS THERETO OF RECORD IN INSTRUMENT # 202210260116103, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT 20241231-0101586, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This entity is tax exempt.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, their successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 18 DAY OF February, 2025.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

By: _____ (L.S.)
Printed Name: Shelia Kournoian
Title: Loss Mitigation Officer

STATE OF Michigan

COUNTY OF Wayne

Before me, Samantha M. Miller [Notary Public], of the State and County aforesaid, personally appeared Shelia Kournoian, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself/himself to be Loss Mitigation Officer [title] of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, the within named bargainor, and that he/she as such Loss Mitigation Officer [title], executed the foregoing instrument for the purpose therein contained, by signing the name of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, by himself/herself as such officer.

WITNESS my hand and seal this 18 day of February, 2025.

_____
Notary Public

My Commission Expires: 5-24-2028

(Notary Seal)

Samantha M Miller
Notary Public State of Michigan
Genesee County
My Commission Expires 5/24/2028
Acting in the County of Wayne

AFFIDAVIT OF VALUE

STATE OF Michigan

COUNTY OF Wayne

I, or we, hereby swear or affirm that to the best of affiant`s knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$654150.00, (*TAX EXEMPT - GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Printed Name: Shelia Kournoian
Title: Loss Mitigation Officer of Rocket Mortgage

Subscribed and sworn to before me on
this the 18 day of February, 2025.

Notary Public

My Commission Expires: 5-24-2028

(Notary Seal)

Samantha M Miller
Notary Public State of Michigan
Genesee County
My Commission Expires 5/24/2028
Acting in the County of Wayne

TENNESSEE NOTARIAL CERTIFICATE
(Original Version Of The Electronic Document)

I, Valarie Richardson, do hereby make oath that I am the custodian of the original version of the attached electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed on 02/18/2025 and authenticated according to law.

Valarie Richardson
Custodian Signature

7/8/2025
Date

State of Georgia

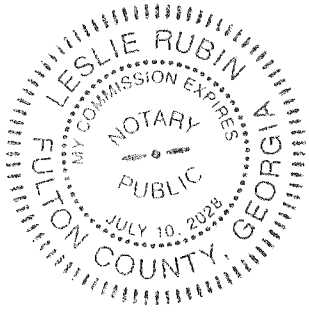
County of Gwinnett

Personally appeared before me, Leslie Rubin, a notary public for this county and state, Valerie Richardson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Rubin
Notary Signature

7/8/2025
Date

Seal (if on paper)



My Commission Expires: 7/10/2028