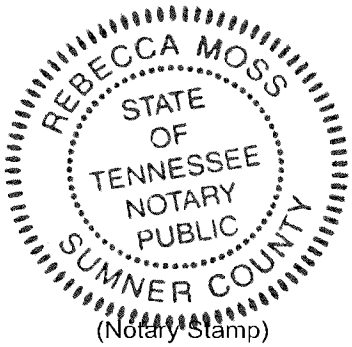
Karen Johnson Davidson County
Batch# 1302118 DEEDWARR
07/25/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250725-0058971



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2025.

Notary Public

My commission expires: 6.29.27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Samantha Pickett and Samuel Horn	Rocket Mortgage, LLC	082-04-0-112.00
1014 N 6th St	1050 Woodward Ave	
Nashville, TN 37207	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Morgan E. Florez

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samantha Pickett, a single woman and Samuel Horn, a single man

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Sharpe and Crutchers Addition, of record in Book 57, Page 82, Register's Office for the Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Morgan E. Florez by Warranty Deed from Chelsea Marie Ward of record in Instrument No. 20200728-0082952 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 28, 2020.

This is improved property known as **1014 N 6th St, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of July, 2025.

Morgan E. Florez

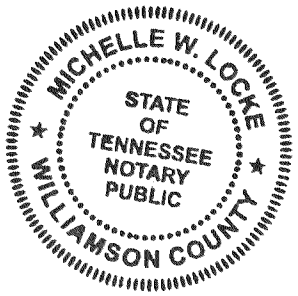
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Morgan Florez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of July, 2025.

Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 25-002408-524



SP 11/2015

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/24/2025_____ (date of document)**.



Affiant Signature

_____07/24/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_24th__ day of
_____July_____, 20_25__.



Notary's Signature
My Commission Expires:_____

