Karen Johnson Davidson County
Batch# 1333621 DEEDWARR
10/14/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251014-0081714

WARRANTY DEED

File No. EM-25-11060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2025

Notary Public

MY COMMISSION EXPIRES 10/4/27

(AFFIX SEAL)

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Caroline Ashley Carlton	Rocket Mortgage LLC	
(NAME)	(NAME)	
232 Thuss Avenue	PO Box 60577	133-02-0-067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Carol Stream IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Firefly Homes LLC, a Kentucky Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Carlton, a single person** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Pleasant View Subdivision of record in Plat Book 1130, Page 43, 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 John David Brock, joined by his spouse Sydney Brock by Warranty deed from Barbara E. Marcum, an unmarried woman of record in Instrument No. 20191125-0121321 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 25, 2019.

Being the same property conveyed to John David Brock, married by Quitclaim deed from John David Brock and Sydney Brock, married of record in Instrument No. 20200715-0077337 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

Being the same property conveyed to Firefly Homes, LLC, a Kentucky Limited Liability Company by Quit Claim Deed from John David Brock, married of record in Instrument No. 20220912-0101893 Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 12, 2022.

This is property more commonly known as 232 Thuss Avenue, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand this 6th day of October, 2025.

Firefly Homes LLC, a Kentucky Limited Liability Company

By: _____
John David Brock, Member

By: _____
Sydney Brock, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

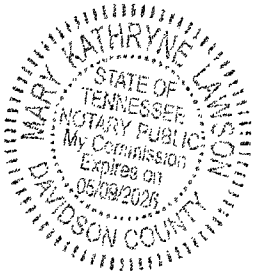
Before me, Mary Kathryne Lawson of the state and county mentioned, personally appeared John David Brock and Sydney Brock, Members of Firefly Homes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Firefly Homes LLC, the within named bargainor, a Limited Liability Company, and that such John David Brock and Sydney Brock, Members of Firefly Homes LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Franklin this 6th day of October, 2025.

_____
Notary Signature

Printed Name: Mary Kathryne Lawson

My commission expires: _____



True Copy Certification

I, Yvette Meldrum, 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 October 16, 2025.

Signature

October 16, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 16, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON