Karen Johnson Davidson County
Batch# 1372862 DEEDTRS
01/23/2026 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,279.28
20260123-0005720

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
QKN-24-04688

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC	**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**	**034 07 0 043.00**
635 Woodward Ave. Detroit, MI, 48226	**635 Woodward Ave. Detroit, MI, 48226**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated January 15, 2021 and recorded January 21, 2021, at **Instrument Number 20210121-0009110**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **TERRY WAYNE NOLEN, JR.** ("Borrower") conveyed to YALE RILEY, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on January 15, 2021, (the "Note"), which obligation is presently held by **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of YALE RILEY, said appointment being set forth in **Instrument Number 20241113-0088507** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on December 11, 2025, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on November 13, 2025, November 20, 2025, November 27, 2025, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on December 11, 2025, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC** at the price of **Three Hundred Forty-Five Thousand Seven Hundred Fifty and 00/100 ($345,750.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Forty-Five Thousand Seven Hundred Fifty and 00/100 ($345,750.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC** ("Grantee"), all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF SECTION III, SHEPHERD HILLS, OF RECORD IN BOOK 2900, PAGE 56, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 109 FRONTS 160 FEET ON THE SOUTHWESTERLY SIDE OF TWIN HILLS DRIVE, AND EXTENDS BACK 247 FEET ON THE NORTHWESTERLY LINE AND 295.7 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 157.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO TERRY WAYNE NOLEN JR., AN UNMARRIED MAN, BY DEED DATED NOVEMBER 29, 2019 OF RECORD IN DEED INSTRUMENT/CASE NO. 20191223-0132458, IN THE COUNTY CLERK`S OFFICE.

The source of title is recorded at Instrument Number 20191223-0132458 , in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 212 TWIN HILLS DR, MADISON, TN 37115.

This entity is tax exempt.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 9th day of Jan, 2026.

Rubin Lublin TN, PLLC

Printed Name: Jeffrey C. Horn
Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Valarie Richardson, of the state and county aforesaid, personally appeared, Jeffrey C. Horn, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 9th day of January, 2026.

Valarie Richardson
Notary Public

My commission expires: 9/27/2026

VALARIE RICHARDSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 27, 2026

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $345,750.00.

WITNESS my hand on this 9th day of Jan, 2026

Printed Name: Jeffrey C. Horn
Title: Authorized Signer Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed before me this on this the 9th day of January, 2026.

Valarie Richardson
Notary Public

My commission expires: 9/27/2026

VALARIE RICHARDSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 27, 2026

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of the Electronic Document)

I, Jeffrey C. Hahn, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/9/2026 (date of document).

Custodian Signature

1/9/2026
Date

State of Georgia

County of Gwinnett

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

Valarie Richardson
Notary Signature

1/9/2026
Date

VALARIE RICHARDSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 27, 2026

Seal (if on paper)

My Commission Expires: 9/27/2026