This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1396229 DEEDWARR
03/23/2026 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,279.28
20260323-0022860

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Wynton Smith, et al
254 Bill Stewart Boulevard
LaVergne, TN 37086

MAIL TAX STATEMENT TO:
Wynton Smith, et al
254 Bill Stewart Boulevard
LaVergne, TN 37086

MAP PARCEL NUMBERS:
Map/Parcel: 03407004300

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY-FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($345,750.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC has this day bargained and sold, and does hereby transfer and convey unto the said Wynton Smith and Lavenia Smith, husband and wife, as joint tenants with right of survivorship and not as tenants in common, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer property.

This is unimproved ( ) property known as 212 Twin Hills Drive, Madison, TN 37115
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Warranty Deed dated March 4,2026 between Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, as Seller(s) and Wynton Smith and Lavenia Smith, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

Witness our hand this 4 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

By: Amber Tully
Corporate Signor

Printed Name & Title: Amber Tully Its: Loss Mitigation Officer

ACKNOWLEDGMENT

STATE OF MICHIGAN)

ss

COUNTY OF WAYNE)

Before me, Linda Ann Hayes, a Notary Public of the State and County aforesaid, personally appeared Amber Tully with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Her self to be Loss Mitigation Officer of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, the within named bargainor, a limited liability company organized and operating under the laws of the State of Michigan, and that he/she as such Loss Mitigation Officer executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by himself/herself as Loss Mitigation Officer

NOTARY STAMP/SEAL

WITNESS my hand and official seal, at office in Detroit MI this 4 day of March, 2026.

Linda Ann Hayes
NOTARY PUBLIC
MY Commission Expires: 11-29-2032

LINDA ANN HAYES
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 29, 2032
Acting in the County of Wayne

AFFIDAVIT OF VALUE

STATE OF Michigan)
ss
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 this transfer is $345,750.00

Subscribed and sworn to before me this the 3 day of March, 2026.

(Affix Seal)

Affiant

Notary Public

LINDA ANN HAYES
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 29, 2032
Acting in the County of Wayne

My Commission Expires: 11-29-2032

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03407004300

Land situated in the County of Davidson in the State of TN

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.

Commonly known as: 212 Twin Hills Dr, Madison, TN 37115-2247

Being the same property conveyed to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by Deed from Rubin Lubin TN, PLLC of record as Document No. 20260123-0005720, said Register's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 3/19/2026 (date of document).

Affiant Signature

Mar 23, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF NOTARY PUBLIC MICHIGAN

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202603230022860