Karen Johnson Davidson County
Batch# 1406203 DEEDTRS
04/16/2026 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,865.91
20260416-0031291

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
NAT-25-05825

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**	**114 07 0B 072.00**
8950 Cypress Waters Blvd Coppell, TX 75019	**8950 Cypress Waters Blvd Coppell, TX 75019**	

SUBS TE TRUSTEE'S DEED

WHEREAS, by that certain Deed dated September 23, 2022 and recorded September 29, 2022, at **Instrument Number 2(0107605**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **MAR(IS** ("Borrower") conveyed to YALE RILEY, Trustee, certain real property as described be "Property") to secure the payment of a certain indebtedness described in the Deed of uding, without limitation, that evidenced by a certain promissory note executed on Septembe 2, (the "Note"), which obligation is presently held by **Rocket Mortgage, LLC f/k/a Quicken L C**; and

WHEREAS, demand was made ayment of the Note secured by the Deed of Trust referenced above, and the obligation secured by the Deed of Trust referenced above payable as provided in the Note and Deed of Trust, but the obligation was not

WHEREAS, 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 20260210-0010269** 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 April 2, 2026, 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 February 26, 2026, March 5, 2026, March 12, 2026, 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 April 2, 2026, 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 **Five Hundred Four Thousand Three Hundred and 00/100 ($504,300.00)** 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 Five Hundred Four Thousand Three Hundred and 00/100 ($504,300.00) 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"), its successors and assigns, 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. BEING LOT NO. 48, ON THE PLAN OF SECTION THREE, WESTCHASE OF RECORD AS INSTRUMENT NO. 20030807-0112290, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO MARC PETKUS, A SINGLE MAN, BY DEED DATED JUNE 28, 2019 OF RECORD IN DEED INSTRUMENT/CASE NO. 20190702-0064658, IN THE COUNTY CLERK`S OFFICE.

This property is now or was formerly kno[illegible]as 1504 WHETSTONE CT, NASHVILLE, TN 37209.

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

Said sale will be subject to any ar[illegible]aid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Propert[illegible]d all liens, defects, encumbrances, adverse claims, and other matters which take priority ov[illegible]ed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not ot[illegible]vaived in the Deed of Trust, including rights of redemption of any [illegible], state or federal, which might not have been waived by such governmental age[illegible]ants, restrictions, building setbacks, easements, and to all conditions as sho[illegible] 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 15th day of April, 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 15th day of April, 2026.

Notary Public

My commission expires:

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 $504,300.00.

WITNESS my hand on this 15th day of April, 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 15th day of April, 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, Cindy M Durden **, 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 is a true and correct copy of the original document executed on** 4 / 15 / 26 **and authenticated according to law.**

Signature

4/15/26
Date

State of Georgia

County of Gwinnett

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

Valarie Richardson
Notary's Signature

4-15-2026
Date

Seal (if on paper)

My Commission Expires: 9-27-2026

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