FILE NO.: NAT-25-05833

Karen Johnson Davidson County
Batch# 1418666 DEEDWARRSP
05/11/2026 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260511-0042176

PREPARED BY AND RETURN TO:
RUBIN LUBLIN, LLC
3145 AVALON RIDGE PLACE
SUITE 100
PEACHTREE CORNERS, GA 30071
(770) 246-3300

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES Department of Veterans Affairs Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203	860 STONER MILL LN HERMITAGE, TN 37076	SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES Department of Veterans Affairs Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203

MAP PARCEL NUMBER: 076 09 0 002.00

THIS INDENTURE, dated April 21, 2026 between **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC** Grantor, whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019 and the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES whose address is Department of Veterans Affairs Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at hand and seal of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 19 ON THE PLAN OF STONER MILL, SECTION TWO, OF RECORD IN BOOK 6900, PAGE 904, SAID REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, HEREIN BY SUBSTITUTE TRUSTEE`S DEED OF RECORD IN BOOK n/a, PAGE n/a, IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TN.

This entity is tax exempt.

TO HAVE AND TO HOLD the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors, and assigns in fee simple; and the Grantor specifically warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 21 DAY OF April, 20 26

BY ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

By: Rebecca C Wallace 4-21-26 (L.S.)
Printed Name: Rebecca C Wallace
Title: Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

Before me, Tracy Armstrong [Notary Public], of the State and County aforesaid, personally appeared Rebecca C Wallace, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself/himself to be the Assistant Secretary [title] of Rocket Mortgage, LLC F/K/A QUICKEN LOANS, LLC, the within named bargainor, and that he/she as such Assistant Secretary [title], executed the foregoing instrument for the purpose therein contained, by signing the name of Rocket Mortgage, LLC F/K/A QUICKEN LOANS, LLC, by himself/herself as such officer.

WITNESS my hand and seal this 21 day of April, 2026

Notary Public

My Commission Expires: 11.17.2026

(Notary Seal)

TRACY ARMSTRONG
Notary Public, State of Texas
Comm. Expires 11-17-2026
Notary ID 130027941

AFFIDAVIT OF VALUE

STATE OF Texas

COUNTY OF Dallas

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$298378.00, (*TAX EXEMPT - GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca C Wallace 4-21-26

Affiant Printed Name: Rebecca C Wallace

Title: Assistant Secretary of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Subscribed and sworn to before me on this the 21 day of April, 2026

Notary Public

My Commission Expires: 11.17.2026

(Notary Seal)

TRACY ARMSTRONG
Notary Public, State of Texas
Comm. Expires 11-17-2026
Notary ID 130027941

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Destiny Tanner, 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 / 21 / 2026 and authenticated according to law.

Signature

5/11/2026

Date

State of Georgia

County of Gwinnett

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

Notary's Signature

5/11/26

Date

Seal (if on paper)

My Commission Expires: 10/26/2029

CINDY M DURDEN
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 26, 2029