FILE NO.: NAT-25-05825

Karen Johnson Davidson County
Batch# 1418791 DEEDWARRSP
05/11/2026 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260511-0042366

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	1504 WHETSTONE CT NASHVILLE, TN 37209	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: 114 07 0B 072.00

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 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.

BEING THE SAME PROPERTY CONVEYED TO ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, HEREIN BY SUBSTITUTE TRUSTEE`S DEED OF RECORD AS INSTRUMENT NO. 20260416-0031291, 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, 2026.

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

By: Felecee Davis (L.S.)
Printed Name: Felecee Davis
Title: Assistant Secretary

STATE OF TEXAS

COUNTY OF DALLAS

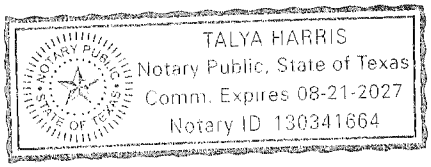
Before me, Talya Harris [Notary Public], of the State and County aforesaid, personally appeared Felecee Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself/himself to be the Assistant Secretary [title] of Rocket Mortgage, LLC 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.

Talya Harris
Notary Public

My Commission Expires: 08/21/2027

(Notary Seal)



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 *$504300.00, (*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.

Felecee Davis

Affiant Printed Name: Felecee Davis

Title: Assistant Secretary of Rocket Mortgage, LLC

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

Talya Harris

Notary Public

My Commission Expires: 08/21/2027

(Notary Seal)

TALYA HARRIS
Notary Public, State of Texas
Comm. Expires 08-21-2027
Notary ID 130341664

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Jeffrey C. Horn **, 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 exact copy of the original document executed on** 4/21/26 **and authenticated according to law.**

Signature

5/11/26

Date

State of Georgia

County of Gwinnett

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

Notary's Signature

5/11/2026

Date

Seal (if on paper)

LESLIE RUBIN
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 10, 2028
FULTON COUNTY, GEORGIA

My Commission Expires: 7/10/2028

23-03935