Karen Johnson Davidson County
Batch# 1429762 DEEDWARR
06/09/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260609-0051947

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

ROBERT CONNOR WHITAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMMISSION EXPIRES NOVEMBER 27, 2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2026.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G26-25770

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Dafler (NAME)	Rocket Mortgage, LLC (NAME)	033-16-0-134.00
1203 Sevier Street (STREET ADDRESS)	1050 Woodward Avenue (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Darryl O. Thornton, Jr., a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Dafler, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113-A. Zone Lot Division of Lots 113 and 115, Primrose Meadows, Section 2, of record in Plat Book 4860. page 105, as amended in Book 5711, Page 866 and Plat Book 7900, page 10, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Darryl O. Thornton, Jr, a single man by Deed dated October 16, 2017 from Diane L. Dotson, unmarried woman and Tammie F. Flatt, unmarried woman, recorded October 20, 2017, in Instrument Number 20171020-0107449, in the Register's Office of Davidson County, Tennessee.

Dorothy Thornton joins in this conveyance to convey any interest in said property, particulary her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1118 Nelson Dr., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 5th day of June, 2026.

Darryl O. Thornton, Jr.

Dorothy Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

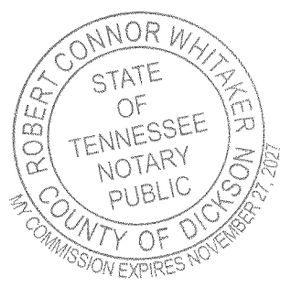
On this 5th day of June, 2026, before me personally appeared Darryl O. Thornton, Jr. and Dorothy Thornton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/05/2026 (date of document).

Affiant Signature

06/05/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 5th day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

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