WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283865 DEEDWARR
06/10/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250610-0045624

DM-WWH-25-3007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaylin B McClellan **Kimberly McClellan and Blair McClellan**	**New Owner** First Community Mortgage	
(NAME) **3007 Baby Ruth Lane**	(NAME) 262 Robert Rose Drive	**163-12-0A-002.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ENNA SOLEIVA JYNENE HUNT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLIN B MCCLELLAN, AN UNMARRIED WOMAN AND KIMBERLY MCCLELLAN AND BLAIR MCCLELLAN, WIFE AND HUSBAND, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, Section 2, on the Plan of Baby Ruth Townhomes, of Record in Instrument No. 20000830-0085634, revised in Instrument No. 20020425-0051149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Enna Soleiva Jynene Hunt by Warranty Deed from Donald L. Early and wife, Beverly H. Early, as equal tenants in common of record in Instrument No. 20071026-0126608, in the Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 26, 2007.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20000830-0085634 and revised in Instrument No. 20020425-0051149, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Baby Ruth Townhomes with By-Laws appended thereto of record in Instrument No. 20000821-0082472, as amended in Instrument No 20000906-0088101, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021015-0126623, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20000821-0082471, Instrument No. 20000906-0088100 and Instrument No. 20010921-0102359, in the Register's Office for Davidson County, Tennessee.
- Deed Conveyance of Common Area to HOA of record in Instrument No. 20000906-0088102, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3007 Baby Ruth Lane, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 2 DAY OF JUNE, 2025.

Enna Soleiva Jynene Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ENNA SOLEIVA JYNENE HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 June 2, 2025

Signature
June 2, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 2, 2025

Notary's Signature

My Commission Expires: 8.12.28

