Karen Johnson Davidson County
Batch# 1324207 DEEDWARR
09/19/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20250919-0074912

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2653

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 18th day of September, 2025.

Notary Public
My Commission Expires: 6/22/26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Genesis Acquisitions, LLC	New Owner	059-13-0-120.00
4816 Cape Hope Pass		
Hermitage, TN 37076		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Latisha McClain-Felton, a married woman, and Jeremy McClain, a single man, Heirs-At-Law of Ricky McClain,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Genesis Acquisitions, LLC, a Tennessee Limited Liability Company**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 235, on the Plan of Treppard Heights, Section I, as of record in Book 2663, Page 64, Register's Office for said County,

Said Lot No. 235 fronts 100 feet on the Northerly side of Mallard Drive and extends back 369.3 feet on the Easterly line and 382.9 feet on the Westerly line which is a broken line, to a dead line measuring 25 feet thereon.

Being the same property conveyed to Homer V. McBroom and wife, Stella McBroom by Warranty Deed from Preston E. Kelley and wife, Lucile W. Kelley of record in Book 3031, Page 215, Register's Office for Davidson County, Tennessee, dated February 29, 1960 and recorded on March 4, 1960. Decree recorded in Book 4432, Page 981 and Report of the Clerk and Master recorded in Book 4432, Page 984, Register's Office for Davidson County, Tennessee, vests the property into Ricky McClain and wife, Betty J. McClain.

Said Betty J. McClain died on 12/13/2017, leaving title solely vested in Ricky McClain.
Said Ricky McClain died intestate on 03/21/2021. The surviving heirs at the time of his death were his children, Jeremy McClain and Latisha McClain-Felton. The Affidavit of Heirship establishing that the decedent Ricky McClain had these two heirs-at-law at the time of his death is being recorded simultaneously herewith. 202509190074911

Larry Anthony Felton, Jr, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__ Improved or ____ Unimproved property known as 3912 Mallard Drive, Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 18th day of September, 2025.

Latisha McClain-Felton

Larry Anthony Felton, Jr

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Latisha McClain-Felton and Larry Anthony Felton, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 18th day of September, 2025.

Notary Public at Large
My Commission Expires: 6/22/26

WITNESS my hand this 17th day of September, 2025.

Jeremy McClain

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeremy McClain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 17th day of September, 2025.

Notary Public at Large
My Commission Expires: 6/22/26

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 9/18/25 (date of document)

Affiant Signature

9/18/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

