Karen Johnson Davidson County
Batch# 1393987 DEEDWARR
03/17/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20260317-0021305

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#999-240

ADDRESS NEW OWNER:
Steven Roof
601 Denver Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
Republic Bank
601 West Market Street
Louisville, KY 40202

Parcel ID:
075-07-0-087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley Doyle McClung, Jimmy Ray McClung and Judith D. McClung,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Steven Roof and Karen S. Roof, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Tract No. 240 on the plan of Tulip Grove Subdivisio,, Section 4 as of record in Plat Book 4175, page 12, Register's Office for Davidson County.

Beginning at a point on the easterly margin of Baton Rouge Drive, which is a common corner of Lots 241 and 240; thence southeasterly 142.52 feet to a point; thence southwesterly 113.136 feet to a point in the northerly margin of Denver Drive; thence along said margin 110.0 feet to a point; thence around a curve 41.98 feet to a point on the easterly margin of Baton Rouge Drive; thence northeasterly along said margin 121.78 feet to the point of beginning.

Being all of the same property conveyed to Stanley Doyle McClung, and Jimmy Ray McClung subject to life estate retained by Judith D. McClung, by deed from Judith D. McClung, of record in Instrument Number 20190425-0038162, Register's office for Davidson County, Tennessee, dated April 23, 2019 and recorded on April 25, 2019. Judith McClung and Judith D. McClung are one and the same person.

Tammy Pursley McClung executes this conveyance as Attorney-In-Fact for Judith D. McClung by virtue of a Durable Power of Attorney of record as Instrument Number 20190425-0038161, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Denver Drive, Nashville, TN 37076. Possession is to be given on March 16, 2026.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 16th day of March, 2026.

Stanley Doyle McClung
Stanley Doyle McClung

Jimmy Ray McClung
Jimmy Ray McClung

Judith D McClung by
Judith D. McClung by Tammy Pursley McClung,
her Attorney-In-Fact

Tammy Pursley McClung her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stanley Doyle McClung, Jimmy Ray McClung, and Tammy Pursley McClung, Attorney-In-fact for Judith D. McClung,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of March, 2026.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$408,000.00**.

AFFIANT

Subscribed and sworn to before me on this 16th day of March, 2026.

NOTARY PUBLIC

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

My Commission Expires:
1.31.29

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 March 16, 2026.

Lissa Groom
Affiant
Date: March 17, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of March, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

