Karen Johnson Davidson County
Batch# 1301960 DEEDQC
07/24/2025 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250724-0058753

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Harry Russell Mack, Jr. and Stephanie B. Mack 1701 Kenesaw Drive Nashville, TN 37215	Harry Russell Mack, Jr. 1701 Kenesaw Drive Nashville, TN 37215	145 09 0 028.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Harry R. Mack, Jr., and wife, Stephanie B. Mack (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Harry R. Mack, Jr. as to an undivided fifty percent (50%) tenant in common interest, and Stephanie B. Mack, as to an undivided fifty percent (50%) tenant in common interest (the "Grantees"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Tyne Valley Estates Section 3, of record in Book 3500, Page 9, Register's Office for said County.

Said Lot No. 48, which is a corner lot, fronts 154.3 feet on the easterly margin of Kenesaw Drive and fronts 184.0 feet on the southerly margin of Beauregard Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 458.21 feet on the easterly line and 441.25 feet on the broken southerly line to a point of intersection.

Being the same property conveyed to Harry R. Mack, Jr., and spouse, Stephanie B. Mack, by Warranty Deed dated August 28, 2001, from Mary W. Morgan, of record at Instrument No. 20010829-0093684, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1701 Kenesaw Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property one-half (1/2) in the name of Harry R. Mack, Jr. and one-half (1/2) in the name of Stephanie B. Mack, as equal tenants in common without rights of survivorship, and to dissolve the tenancy by the entirety interest of Harry R. Mack, Jr., and wife, Stephanie B. Mack pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 24th day of July, 2025.

Harry R. Mack, Jr., Grantor

Stephanie B. Mack, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Harry R. Mack, Jr., Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of July, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Stephanie B. Mack, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of July, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(i).

Harry R. Mack, Jr, Affiant

Subscribed and sworn to before me this 24th day of July, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 July 24, 2025 (date of document).

Carolyn S. Wenzel

July 24, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of July, 2025.

Notary Public

My Commission Expires: 5/8/29

