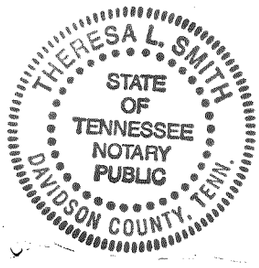
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abby Marie Mack and Eric Alan Mack	Newrez LLC	
(NAME)	(NAME)	062-13-0-107.00
4019 Moss Rose Drive	1100 Virginia Drive, Suite 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Fort Washington, PA 19034	
(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 considerations, the receipt of which is hereby acknowledged, I/we **JANELL M. ANDERSON, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Abby Marie Mack and Eric Alan Mack, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to JANELL M. ANDERSON, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., by Warranty Deed from Matthew Richard Langley and Ann Weber Langley, husband and wife, dated 03/23/2026, of record in Instrument No. 202604080028326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

SEE EXHIBIT "B" FOR EXCEPTIONS.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, (6) other matters of public record, and (7) subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

unimproved ☐

This is improved ☒ 4019 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1403326 DEEDWARRSP
04/08/2026 11:05:30 AM 5 pgs
Fees: $28.00 Taxes: $2,811.63
20260408-0028327

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 6th day of APRIL, 2026.

TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.

Janell M Anderson, Trustee

Janell M. Anderson

State of Nebraska
County of Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janell M. Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr., the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30 day of March, 2026.

Notary Public:
My Commission Expires: 10/21/27

State of Nebraska – General Notary
JENNIFER SCHNEIDER
My Commission Expires
October 21, 2027

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

202604080028327

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2815220

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Moss Rose Heights Subdivision, Section No. 2, Extended, of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

EXHIBIT "B"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2026 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book 1424, Page 109, in the Register's Office for Davidson County, Tennessee.

10. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 4/6, 2026.

Affiant
Date: April 7, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.