Karen Johnson Davidson County
Batch# 1437259 DEEDQC
06/23/2026 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260623-0056499

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd. Suite 130** **Nashville, TN 37215** CRT File # : 260554528	STATE OF ~~TENNESSEE~~ Texas COUNTY OF ~~DAVIDSON~~) Tarrant The actual consideration for this transfer is: $-0-. Lori Anne Mack Affiant Subscribed and sworn to before me, this 18 day of June, 2026. Notary Public My Commission Expires: 12/3028

MARTHA GONZALEZ
NOTARY PUBLIC - STATE OF TEXAS
ID # 128973388
COMM. EXP. 12-30-2028

QUITCLAIM DEED

Address New Owner: Korie Jo Bernard 3502 General Bate Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 118 09 0 226.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lori Anne Mack, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Korie Jo Bernard, a single woman,** (hereinafter referred to as the "Grantee") her heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 5 of the Map of the FIRST ADDITION TO WOODMONT BOULEVARD SECTION OF MARENGO PARK, of record in Plat Book 974, Page 83, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at an iron pin in the East margin of Gen. W.B. Bates Drive now known as General Bate Drive at the corner of Lots No. 4-North and 5-North of said subdivision thence with the line between said lots Easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-North in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots No. 3-North and 5-North Southeasterly 110 feet to a point; thence Southwesterly along the line of Lot No. 5-North, 27 feet, more or less, to appoint at the Northeasterly corner of the property conveyed to W.K. Powers and wife, by deed from Samuel Ling and wife, of record in Book 1238, Page 214, said Register's Office; thence along Powers' North line Northwesterly to the Easterly margin of General W.B. Bates Drive at an iron pin, the common corner of Lots No. 5-North and 6-North; thence with the margin of said Gen. W.B. Bates Drive in a Northerly direction around a slight curve 80 feet to the point of beginning.

Together with an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, Page 77, said Register's Office.

Being the same property conveyed to Korie Jo Bernard, a single woman and Lori Anne Mack, a married woman, by Warranty Deed from Charles McNeil Baldwin and Christina Baldwin, husband and wife, of record in Instrument No. 20230306-0015960, in the Register's Office of Davidson County, Tennessee, dated February 28, 2023 and recorded on March 06, 2023.

Subject property is not and has never been the primary, marital residence of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of June, 2026.

Lori Anne Mack

Lori Anne Mack

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lori Anne Mack**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of June, 2026.

MARTHA GONZALEZ
NOTARY PUBLIC - STATE OF TEXAS
ID # 128973388
COMM. EXP. 12-30-2028

Notary Public
My Commission Expires: 12/30/28

Tennessee Certification of Electronic Document

I, Barbara Weaver, 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 6-18-24 (date of document).

Affiant Signature

6-23-26
Date

State of Tennessee

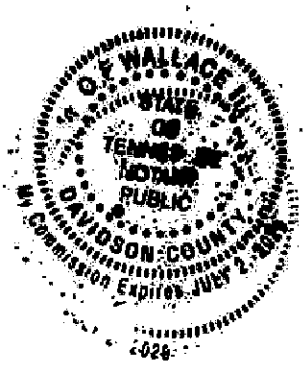
County of Davidson

Sworn to and subscribed before me this 23 day of JUNE, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/2/25

NOTARY'S SEAL



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