Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20110052702 DEEDQC
Recvd: 08/26/11 10:32 3 pgs
Fees:17.00 Taxes:0.00
20110826-0066069

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
JoAnn Martha O'Dwyer, Trustee
James Patrick O'Dwyer Trust B
U/A dated October 13, 2000, as amended
856 Highland Crest Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map and Parcel No.
129-14-6

WHEREAS, James P. O'Dwyer on October 4, 2001, transferred to **The O'Dwyer Family Revocable Living Trust dated October 13, 2000, James P. O'Dwyer and JoAnn Martha Garey O'Dwyer, Co-Trustees**, the real property described in this deed below.

WHEREAS The O'Dwyer Family Revocable Living Trust dated October 13, 2000 was amended on November 19, 2007 and September 20, 2010;

WHEREAS on May 28, 2011, **James P. O'Dwyer** died;

WHEREAS upon the death of **James P. O'Dwyer, JoAnn Martha O'Dwyer, formerly known as JoAnn Martha Garey O'Dwyer** became the sole Trustee of **The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended**;

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **JoAnn Martha O'Dwyer, Trustee, The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **JoAnn Martha O'Dwyer, Trustee, James Patrick O'Dwyer Trust B U/A dated October 13, 2000, as amended,** ("Grantee"), an undivided fifty percent (50%) interest as Tenant in Common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Being Lot No. 109 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, Page 125.
>
> Said Lot No. 109 fronts 114.99 feet on the northerly side of Highland Crest Drive and extends back 146.0 feet on the westerly line, to a dead line, measuring 100.22 feet thereon.
>
> Being the same property conveyed to **The O'Dwyer Family Revocable Living**

Trust dated October 13, 2000, James P. O'Dwyer and JoAnn Martha Garey O'Dwyer, Co-Trustees, by Warranty Deed from **James P. O'Dwyer** dated October 4, 2001, of record in Instrument No. 20011009-0109525, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions and easements of record in said Register's Office.

* James P. O'Dwyer and James Patrick O'Dwyer are one and the same person.

** The O'Dwyer Family Revocable Living Trust, dated October 13, 2000 is also known as The O'Dwyer Family Trust, dated October 13, 2000.

As a result of this conveyance, a fifty percent (50%) interest as Tenant in Common in the above described property shall be held by **JoAnn Martha O'Dwyer, Trustee, James Patrick O'Dwyer Trust B U/A dated October 13, 2000, as amended** and a fifty percent (50%) interest as Tenant in Common in the above described property shall be held by **JoAnn Martha O'Dwyer, Trustee, The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended.**

This is improved property known as 856 Highland Crest Drive, Nashville, TN 37205.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 5th day of August, 2011.

JoAnn Martha O'Dwyer

JoAnn Martha O'Dwyer, Trustee, The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JoAnn Martha O'Dwyer, Trustee, The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2011.

Notary Public

DAVID ROBB MAUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 04, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

JoAnn Martha O'Dwyer
Affiant

Sworn to and subscribed to before me, this the 5th day of August, 2011.

Notary Public

My Commission Expires: March 04, 2013

DAVID ROBB MAUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY