Davidson County DEEDQC
Recvd: 08/20/15 14:11 6 pgs
Fees:32.00 Taxes:0.00
20150820-0084162

Return to:
RESOURCE REAL ESTATE
SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File# 1533432

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Boulevard, Suite 300
Owings Mills, Maryland 21117

QUITCLAIM DEED

New owners address:
James E. Dwyer Jr.
405 Vine Street
Old Hickory, TN 37138

Send tax bills to: PARCEL ID#: 05308007900
James E. Dwyer, JR
405 Vine Street, Old Hickory, TN 37138

THIS QUITCLAIM DEED made this 30th day of June, 2015 from James E. Dwyer JR. and Eugene J Dwyer and Kelley Dwyer and Deborah Dwyer, Grantors to James E. Dwyer Jr., party, Grantee.

THE GRANTOR, James E. Dwyer JR. and Eugene J Dwyer and Kelley Dwyer and Deborah Dwyer for a consideration of $0.00 (Zero Consideration) grants, conveys, releases, assigns and quitclaims to the Grantee, its successors and assigns all of the Grantor's right, title, interest and estate in the lot of ground located in Davidson County, State of Tennessee, and described as follows, that is to say:

The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 5, BLOCK 3, ON THE PLAN OF DABBS AND ELLIOTT'S SUBDIVISION NO. 1, OLD HICKORY, AS SHOWN BY PLAT OF RECORD DIN PLAT BOOK 547, PAGE 97, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

The improvements thereon being commonly known as 2408 Elliot Drive, Old Hickory, TN 37138.

Being the same lot or parcel of ground which by Deed dated 04/22/2011 and recorded 04/26/2011 among the Land Records of Davidson County, State of Tennessee, in Instrument # 20110426-0031764, was granted and conveyed/assigned by and between Shaun Donovan, The Secretary of Housing & Urban Development, of Washington, D.C., unto James E. Dwyer.

Being the same lot or parcel of ground which by Deed dated 05/20/2015 and recorded among the Land Records of Davidson County, State of Tennessee, was granted and conveyed/assigned by and between Harry R. Cash, Executor of the Estate of James E. Dwyer, Sr., unto Harry R. Cash, Trustee of the Amended and Restated Revocable Trust Agreement of James E. Dwyer, Sr.

Being the same lot or parcel of ground which by Deed dated 05/20/2015 and recorded among the Land Records of Davidson County, State of Tennessee,* was granted and conveyed/assigned by and between Harry R. Cash, Trustee of the Amended and Restated Revocable Trust Agreement of James E. Dwyer, Sr., unto James E. Dwyer Jr, Eugene J. Dwyer, Kelley Dwyer and Deborah Dwyer

* Recorded 05-28-2015 INST # 20150528-0049131

Being the same lot or parcel of ground which by Deed of even date and recorded or intended to be recorded immediately prior hereto among the Land Records of Davidson County, State of Tennessee, was granted and conveyed/assigned by and between James E. Dwyer, Jr., Eugene J. Dwyer, Kelley Dwyer & Deborah Dwyer, unto James E. Dwyer, Jr.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hand(s) and seal(s) of said Grantors.

TEST:

_____ James E. Dwyer JR., Grantor (Seal)

_____ Eugene J Dwyer, Grantor (Seal)

_____ Kelley Dwyer, Grantor (Seal)

_____ Deborah Dwyer, Grantor (Seal)

OATH OF VALUE

STATE OF Tennessee

COUNTY OF Wilson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 0, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME THIS 30th day of June, 2015.

_____
James E. Dwyer Jr., Affiant

STATE OF TENNESSEE, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY that on this _____, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Eugene J Dwyer and Deborah Dwyer, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission expires: See attached

STATE OF TENNESSEE, CITY/COUNTY OF Wilson, to wit:

I HEREBY CERTIFY that on this 30th day of June, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James E. Dwyer Jr. and Kelley Dwyer, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Karen R. Campbell
Notary Public

My Commission expires: Nov. 6, 2017



STATE OF TENNESSEE, CITY/COUNTY OF Wilson, to wit:

I HEREBY CERTIFY that on this 30th day of June 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James E. Dwyer Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Karen R. Campbell
Notary Public

My Commission expires: Nov. 6, 2017



RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Boulevard, Suite 300
Owings Mills, Maryland 21117
(410) 654-5550
R1533432

ACKNOWLEDGMENT

STATE OF Tennessee

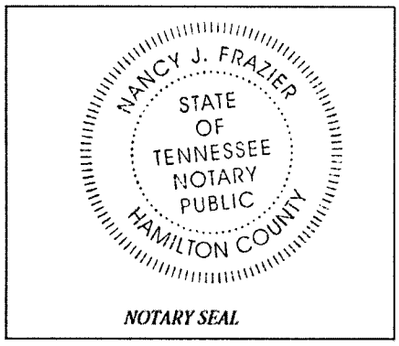
COUNTY OF Hamilton

On 06/29/2015 (DATE) before me, Nancy J. Frazier, Notary (NAME, TITLE OF OFFICER E.G. NOTARY PUBLIC), personally appeared

Deborah Dwyer

NAME(S) OF SIGNERS

____ personally known to me - or - _X_ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SEAL

WITNESS my hand and official seal.

SIGNATURE OF NOTARY Nancy J. Frazier

MY COMMISSION EXPIRES ON: 02/17/2016

Description of Attached Document:

Title or Type of Document: Quit Claim Deed

Document Date: _____ Number of Pages: 9

Signers Other Than Named Above: James E. Dwyer Jr. , Kelley Dwyer, Eugene J. Dwyer

"GENJURAT" 3/11/97 PN

ACKNOWLEDGMENT

STATE OF Tennessee

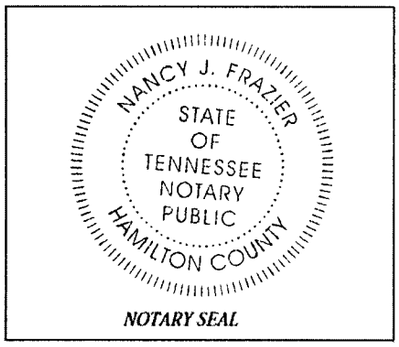
COUNTY OF Hamilton

On 06/29/2015 (DATE) before me, Nancy J. Frazier, Notary (NAME, TITLE OF OFFICER E.G. NOTARY PUBLIC), personally appeared

Eugene J. Dwyer

NAME(S) OF SIGNERS

_____ personally known to me - or - ___X___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SEAL

WITNESS my hand and official seal.

SIGNATURE OF NOTARY Nancy J. Frazier

MY COMMISSION EXPIRES ON: 02/17/2016

Description of Attached Document:

Title or Type of Document: Quit Claim Deed

Document Date: _____ Number of Pages: 9

Signers Other Than Named Above: James E. Dwyer Jr. , Kelley Dwyer, Deborah Dwyer

True Copy Certification

I, Millard S. Rubenstein, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04-08-2017

Notary' Seal (if on paper)

JEREMY KAUFMAN
NOTARY PUBLIC
BALTIMORE CITY, MD.