Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3318

Name and Address of New Owner:
Dogwood Investments, LLC
3225 McLeod Dr., Suite 100
Las Vegas, NV 89121-2257

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 294589 DEEDQC
10/02/2019 10:41:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191002-0100500

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Map & Parcel No: 061-10-0-103.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Charles Dyer, a married man ,** "the Grantor," conveys and quitclaims unto Dogwood Investments, LLC, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Maplewood Heights Subdivision of record in Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Daniel Charles Dyer, a married man, by Warranty Deed, from Homer C. Hunter and wife, Carol Hunter, of record in Instrument No. 20190913-0092779 Register's Office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the ~~9th~~ 10th day of September, 2019.

(SEAL)
Daniel Charles Dyer

*I certity by my signature that this property has been used for investment purposes only and has never been themarital rsidence of the grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, **Daniel Charles Dyer,** 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 official seal this ~~9th~~ 10th day of September, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11-23-20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of September, 2019.

Notary Public
My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File # 19-195