Karen Johnson Davidson County
Batch# 787620 DEEDQC
01/11/2022 12:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220111-0003476

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

70545322-7325395

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
Jeannine M. Dwyer
3740 Hoggett Ford Rd.
Hermitage Tennessee 37076

RONALD L. MURRELL, JR. ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Real Estate Tax ID Number: **097020A66200CO**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 10 day of June, 2021 by and between **The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020**, whose post office address(es) is/are **3740 Hoggett Ford Rd., Hermitage, Tennessee 37076,** as party or parties of the first part, "Grantor", and **Jeannine M. Dwyer, a single woman,** whose post office address(es) is/are **3740 Hoggett Ford Rd., Hermitage, Tennessee 37076**, as party or parties of the second part, "Grantee",

70545322

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 3740 Hoggett Ford Rd., Hermitage, Tennessee 37076

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

70545322

Jeannine M Dwyer (SEAL)
Jeannine M. Dwyer, Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jeannine M. Dwyer, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

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

Ronald L Murrell Jr
Notary Public
Name: Ronald L. Murrell Jr
Commission Expiration Date: 8-16-2022

RONALD L. MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

Ronald L Murrell (SEAL)
Affiant

Subscribed and sworn to before me on this the 10 **day of** June, **20**21.

Ronald L Murrell
Notary Public
NAME: Ronald L. Murrell Jr

My Commission Expires: 8-16-2022

70545322

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 662 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 7, OF RECORD IN INSTRUMENT NO. 20170426-0040821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Jeannine M. Dwyer, trustee of The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020, by deed dated May 19, 2020 of record in Deed Instrument/Case No. 20200529-0055357, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 097020A66200CO
Commonly Known As: 3740 Hoggett Ford Rd., Hermitage, Tennessee 37076

Tennessee Certification of Electronic Document

I, Susan Palmer, 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 06/10/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026