Karen Johnson Davidson County
Batch# 851260 DEEDQC
05/05/2022 11:23:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220505-0051988

Dear Davidson County Register of Deeds

RE: 3740 Hoggett Ford Rd., Hermitage, TN 37076

FROM: Jeannine M. Dwyer, Trustee of The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020, who erroneously acquired title as The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020

TO: Jeannine M. Dwyer, an unmarried woman

Assessor's Parcel Number: 097020A66200CO

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 5 pages *$5.00 per page (Minimum $10.00): $ 25.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 27.00

DR1 72285045 QC202 01 0106

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

72285045 - 8257003

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

NEW OWNER(S) and
send tax bill to:
Jeannine M. Dwyer
3740 Hoggett Ford Rd., Hermitage, TN 37076

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 14 day of April ,20 22 , by and between **Jeannine M. Dwyer, Trustee of The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020, who erroneously acquired title as The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020**, whose post office address is **3740 Hoggett Ford Rd., Hermitage, TN 37076,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Jeannine M. Dwyer, an unmarried woman**, whose post office address is, **3740 Hoggett Ford Rd., Hermitage, TN 37076,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 72285045 QC202 01 0206

202205050051988

WITNESSETH

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, TN 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.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 72285045 QC202 01 0306

202205050051988

The Jeannine M. Dwyer Revocable Living Trust, dated May 19, 2020

By: Jeannine M Dwyer, Trustee (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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

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

Carol DiGiore

Notary Public

Name: CAROL DiGIORE

Commission Expiration Date: 3-3-26



DR1 72285045 QC202 01 0406

202205050051988

AFFIDAVIT OF CONSIDERATION

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

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Jeannine M Dwyer **(SEAL)**

Jeannine M. Dwyer

Subscribed and sworn to before me on this the 14th **day of** April, **20**22.

Carol D. Moore
Notary Public

NAME: Carol DiGiore

My Commission Expires: 3.3.26

CAROL DIGIORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 3, 2026
COUNTY OF DAVIDSON

DR1 72285045 QC202 01 0506

202205050051988

EXHIBIT A

Legal Description:

Tax Id Number(s): 097020A66200CO

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.

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

Being the same property conveyed to The Jeannine M. Dwyer Revocable Living Trust dated May 19, 2020, by deed dated June 10, 2021 of record in Deed Instrument/Case No. 20220111-0003478, in the County Clerk's Office.

DR1 72285045 QC202 01 0606

202205050051988

T2285045

Tennessee Certification of Electronic Document

I, Mason Sanchez, 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 April 14, 2022 (date of document).

Mason A. Sanchez
Affiant Signature

04/28/2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 28th day of April, 2022.

Selena
Notary's Signature

MY COMMISSION EXPIRES: 02/01/2026

NOTARY'S SEAL

SELENA CECILIA JIMENEZ
Notary Public, State of Arizona
Maricopa County
Commission # 623326
My Commission Expires
February 01, 2026