Karen Johnson Davidson County
Batch# 1388155 DEEDQC
03/04/2026 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260304-0017402

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 4th day of March, 2026.
My Commission Expires: 5-16-29

Notary Public

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Daniel Brian Dwyer and Shon Ann Dwyer **1707 Primrose Ave** **Nashville, TN 37212**	**UBS Bank USA** **710 S. Ash Street #200** **Glendale, CO 80246**	**117-08-0-052.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **Daniel Brian Dwyer and Shon Ann Dwyer,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Daniel Brian Dwyer and Shon Ann Dwyer, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Belmont Terrace, of record in Plat Book 421, Page 101, 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 Ulf H. Hahnemann and wife, Lisa Ann Marie Hahnemann by Warranty Deed from Fry Classic Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150622-0059341, Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 22, 2015.

Being the same property conveyed to Daniel Brian Dwyer and Shon Ann Dwyer by Warranty Deed from Ulf H. Hahnemann and wife, Lisa Ann Marie Hahnemann, of record in Instrument No. 20200513-0049672, Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 13, 2020.

Being also known as 1707 Primrose Ave., Nashville, Tennessee 37212

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Witness my hand this 4th **day of March, 2025.**

Daniel Brian Dwyer

Shon Ann Dwyer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Daniel Brian Dwyer and Shon Ann Dwyer**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

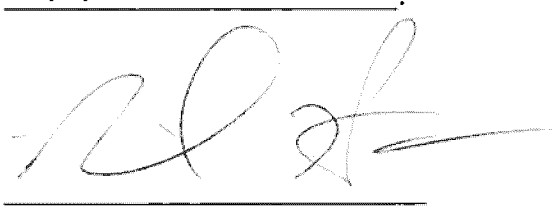
Witness my hand and official seal this 4th day of March, 2026.

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5-16-29

Certificate of Authenticity

I, Nick Harris, 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 3/4/26.



Affiant Signature

3/4/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

