Karen Johnson Davidson County
Batch# 1400517 DEEDQC
04/02/2026 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026511

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 30th day of March, 2026.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:
DWYER ENTERPRISES, LLC
1707 Primrose Avenue
Nashville, TN 37212

Send tax bills to:
UBS Bank USA
299 South Main Street
Salt Lake City, UT 84111

Map & Parcel No.:
072-13-2E-001.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL BRIAN DWYER AND SHON ANN DWYER**, (collectively "Grantor"), by these presents, does hereby quitclaim and convey to **DWYER ENTERPRISES LLC, a Tennessee limited liability company** ("Grantee") all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 936 of The Townhomes at Cahal and Emmett, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Establishing a Horizontal Property Regime for The Townhomes at Cahal and Emmett, of record as Instrument No. 20200130-0010866, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Brian Dwyer and Shon Ann Dwyer by deed from 936 Cahal Avenue, LLT, of record in Instrument No. 20251230-0103229, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: **936 Cahal Ave, Nashville, Tennessee 37206.**

Said property is conveyed subject to any such easements, limitations, restrictions and encumbrances as may affect the premises.

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

{SIGNATURES ON FOLLOWING PAGE}

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2026.

GRANTOR:

Daniel Brian Dwyer

Shon Ann Dwyer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Brian Dwyer and Shon Ann Dwyer ,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 30th day of March, 2026.

Notary Public
My commission expires: _____



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 4/1/2026 (date of document).

Affiant Signature

4/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

