Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

Address New Owner(s)
Dan & Shon Dwyer
Trustees of The Dwyer Fam. Liv. Trust dt 3/2/26
1707 Primrose Avenue
Nashville, TN 37212

Send Tax Bills To:
UBS Bank USA
710 S. Ash Street, No. 200
Glendale, CO 80246

Karen Johnson
Batch # 1445207
07/13/2026 09:12:37 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260713-0062699

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Daniel Brian Dwyer and Shon Ann Dwyer, husband and wife,** residing at 1707 Primrose Avenue, Nashville, TN 37212 (hereinafter "Grantors") hereby quitclaim and convey unto **Shon Ann Dwyer and Daniel Brian Dwyer, Trustees of The Dwyer Family Living Trust dated March 2, 2026, and any amendments thereto**, ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 1707 Primrose Avenue, Nashville, TN 37212

Tax Info: 117-08-0-052.00 (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantors own the said parcel as tenants by the entirety and they are hereby transferring it to themselves as co-trustees of their Tennessee revocable living trust. The Grantors direct that T.C.A. § 35-15-510 shall apply to the property and any proceeds therefrom, and they shall have the same immunity from the claims of each Grantor's separate creditors as would exist if the Grantors had continued to hold the said property or its proceeds as tenants by the entirety. The Grantors certify that they are the permissible current beneficiaries of the trust while living.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this** 27th **day of April, 2026.**

Daniel Brian Dwyer

Shon Ann Dwyer

STATE OF TENNESSEE
COUNTY OF Davidson

On **this** 27th **day of April, 2026**, before me, the undersigned, personally appeared **Daniel Brian Dwyer** and **Shon Ann Dwyer**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

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

Notary Public
My Commission Expires: 9-3-29

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is **$0.00**.

Affiant: Daniel Brian Dwyer

Subscribed and sworn to before me, **this** 27th **day of April, 2026.**

Notary Public
My Commission Expires: 9-3-29

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No 45 on the Plan of Belmont Terrace, of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This being the same property conveyed to Daniel Brian Dwyer and Shon Ann Dwyer, husband and wife, by Daniel Brian Dwyer and Shon Ann Dwyer, via a Quitclaim Deed which is dated March 4, 2025, and recorded as Instrument No. 20260304-0017402 Register's Office for Davidson County, Tennessee, as corrected by that Scrivener's Affidavit of Preparation of Quit Claim Deed which is recorded as instrument No. 20260427-0036075, Register's Office for Davidson County, Tennessee.

Tax ID No. 117-08-0-052.00 (Davidson County, TN)

Property Address: 1707 Primrose Avenue, Nashville, TN 37212