This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 642347 DEEDQC
05/21/2021 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210521-0069556

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of April, 2021.

Notary Public
My Commission expires: 1-6-25

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
AARON ARCHIE SMITH AND MEGGAN EILEEN BOOK-SMITH
6408 Sugar Maple Dr, Nashville, TN 37221

SEND TAX BILLS TO:
Property Owner

TAX ID: 155080A05300CO

QUITCLAIM DEED

21NT00966

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

AARON A. SMITH A/K/A AARON ARCHIE SMITH

By these presents do remise, release and **QUITCLAIM** unto

AARON ARCHIE SMITH AND MEGGAN EILEEN BOOK-SMITH, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Phase I of Poplar Creek Estates, a Planned Unit Development, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aaron A. Smith, a single man, by Warranty Deed from Donald Brian Ellison and Lisa Michelle Ellison, husband and wife, dated 08/25/2015 and recorded 09/01/2015 as Instrument No. 20150901-0088422, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 6408 Sugar Maple Dr, Nashville, TN 37221

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

Witness our hands this the 15TH day of APRIL, 2021.

Aaron A. Smith A/K/A Aaron Archie Smith

AARON A. SMITH A/K/A AARON ARCHIE SMITH

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **AARON A. SMITH A/K/A AARON ARCHIE SMITH,** the within named bargainers, 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 the 15TH day of APRIL, 2021.

Patrick J. Miller

Notary Public
My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024