Karen Johnson Davidson County
Batch# 1301718 DEEDWARR
07/24/2025 09:32:30 AM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20250724-0058432

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717**	**STATE OF TENNESSEE)** **COUNTY OF** Williamson **) ss** The actual consideration for this transfer is $600,000.00 Affiant Subscribed and sworn to before me on this 7th day of July 2025. Notary Public My Commission Expires: 4/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Maranda Gaye Smith 8339 St. Danasus Dr. Nashville, TN 37211	New Owner	173 09 0A 275.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kim Joyce and Terri Breece, Trustees of the Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles dated March 10, 2023** (hereinafter "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Maranda Gaye Smith, unmarried woman** (hereinafter "Grantee") its heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No 204 on the plan of Lenox Village, Phase "E", of record as Instrument No 20040109-0003952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Joyce and Terri Breece, Trustee of the Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 10, 2023 by Quitclaim Deed to Trustee from Clarence E. Pyles and wife, Doris A. Pyles, dated the 22nd day of April, 2026, recorded on the 22nd day of March, 2023, in Instrument No. 20230322-0020896, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 8339 St. Danasus Dr. Nashville, TN 37211.

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 7th day of July, 2025.

The Irrevocable Trust of Clarence E. Pyles and Doris A. Pyles

By: Kim Joyce, Trustee
Kim Joyce, Trustee

By: Terri Breece, Trustee
Terri Breece, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared Kim Joyce and Terri Breece, Co-Trustees, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Co-Trustees of The Irrevocable Trust of Clarence E. Pyles and Doris A. Pyles, the within named bargainer, and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The Irrevocable Trust of Clarence E. Pyles and Doris A. Pyles by themselves as Co-Trustees.

WITNESS my hand and seal, at office, this 7th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 08/21/27

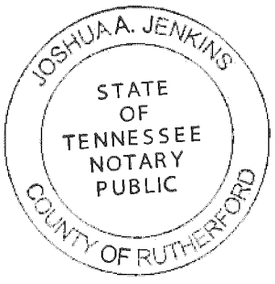


Exhibit "A"

THIS INSTRUMENT PREPARED BY:
Kim Joyce and Terri Breece, Trustees
The Irrevocable Trust Agreement of
Clarence E. Pyles and Doris A. Pyles,
Dated March 10, 2023
8339 Saint Danasus Drive,
Nashville, TN 37211

CERTIFICATION OF TRUST

THIS CERTIFICATION OF TRUST with respect to the **Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 10, 2023** (hereinafter the "Trust"), is made and presented pursuant to and in conformity with the provisions of Tenn. Code Ann. § 35-15-1013.

1. The Trust was created by the Grantors on **March 10, 2023** and remains in existence.

2. The Grantor(s) of the Trust are as follows:

   Clarence E. Pyles and Doris A. Pyles;
   Clarence E. Pyles died December 30, 2023;
   Doris A. Pyles died October 2, 2024.

3. The current Trustee of the Trust is as follows:

   Kim Joyce and Terri Breece

4. The Trust is irrevocable.

5. The administrative and/or managerial powers of the trustee, as enumerated in Article 9 of the Trust, include but are not limited to the power to sell, lease, borrow, mortgage, hypothecate, pledge, exchange, transfer, and otherwise convey real property and interests therein, without requiring the consent or joinder therein of the Trust's beneficiaries.

6. The Trust has a tax identification number **99-6387944.**

7. There are provisions in the Trust for more than one Trustee being allowed to serve at any one time. Trustees may act and conduct business jointly or individually on behalf of the trust without the consent of any other Trustee.

8. Kim Joyce and Terri Breece are currently acting as the Trustees. As such Trustees, Kim Joyce and Terri Breece have the authority and are required to sign documents and instruments to bind the Trust, including but not limited to those conveying, selling, or transferring real property.

9. The Trust designates the power to appoint one or more successor Trustees. A third party may rely upon the authority a successor or substitute trustee named herein, without requiring proof of this, her, or their succession or substitution.

10. Title to trust assets should be taken in from the following form: "Kim Joyce and Terri Breece, Trustees under the Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 10, 2023".

11. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Trust.

12. To the best of the Trustee's knowledge, information, and belief, the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect or misleading. The Trustee authorizes third parties to rely upon the authority of the currently acting Trustee and declares that the foregoing statements are true and correct under penalty of perjury.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Trust on this 7th day of July, 2025.

Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 10, 2023

By: Kim Joyce
Its: Trustee

By: Terri Breece
Its: Trustee

Sworn to and subscribed before me on this 7th day of July, 2025.

Notary Public

JOSHUA A. JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 08/21/27

STATE TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kim Joyce and Terri Breece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself as the Trustee of The Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 10, 2023, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Irrevocable Trust Agreement of Clarence E. Pyles and Doris A. Pyles, dated March 10, 2023, as such Trustee.

Witness my hand at office, this 7th day of July, 2025.

My Commission Expires: 08/21/27

Notary Public

JOSHUA A. JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/7/25 (date of document).

Affiant Signature

7/23/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON