RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $545,000 00

Affiant

Subscribed and sworn before me this the 28th day of October, 2025

Notary Public
My commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Karen Johnson Davidson County
Batch # 1339293 DEEDWARR
10/29/2025 10 30 48 AM 2 pgs
Fees $13 00 Taxes $2,016 50
20251029-0086037

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
James Lloyd Dyes	New owner	155-08-0A 053 00
6408 Sugar Maple Ln		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON ARCHIE SMITH, A SINGLE MAN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES LLOYD DYES AND PENNY LORAINE DYES, MARRIED TO EACH OTHER,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

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 Archie Smith, by deed dated 10/30/2024, from Meggan Eileen Book-Smith, of record in Instrument No 20241101-0084734, Register's Office for said County

Also being the same property conveyed to Aaron Archie Smith and Meggan Eileen Book-Smith, husband and wife, by deed dated 04/15/2021, from Aaron A Smith A/K/A Aaron Archie Smith, of record in Instrument No. 20210521-0069556, Register's Office for said County

Also being the same property conveyed to Aaron A Smith, a single man, by deed dated 08/25/2015, from Donald Brian Ellison and Lisa Michelle Ellison, husband and wife, of record in Instrument No 20150901-0088422, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 6408 Sugar Maple Ln , Nashville, TN 37221

Witness my hand this the 28th day of October, 2025

Aaron Archie Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron Archie Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 28th day of October, 2025

My commission expires

9-7-26

Notary Public

