Karen Johnson
Batch # 1404406
04/10/2026 12:19:09 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260410-0029281

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 on this 3 day of April, 2026.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
James Lloyd Dyes and Penny Loraine Dyes, Co-Trustees 6408 Sugar Maple Ln Nashville, TN 37221	Same as current	155 08 0A 053.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Lloyd Dyes and Penny Loraine Dyes, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto James Lloyd Dyes and Penny Loraine Dyes, Co-Trustees of The James and Penny Dyes Revocable Living Trust, dated APRIL 3, 2026 , hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is 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 James Lloyd Dyes and Penny Loraine Dyes, married to each other, by deed from Aaron Archie Smith, a single man, of record in Document # 20251029-0086037 Register's Office for Davidson County, Tennessee.

This is improved property known as 6408 Sugar Maple Ln, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 3 day of Apr. 1, 2026.

James Lloyd Dyes

Penny Loraine Dyes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Lloyd Dyes and Penny Loraine Dyes with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of Apr. 1, 2026.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/25

This deed was prepared from information provided by the parties. No title search or survey was completed