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 $515,000.00.

Affiant

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Subscribed and sworn before me this the 23rd day of September, 2025.

Notary Public
My commission expires: 9.5.2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Amponsah 3003 Dobbs Ave. Nashville, TN 37211	New Owners	119-40-0 090.00

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, **ALEXANDER EDWARD LYLE, AN UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT AMPONSAH, AN UNMARRIED MAN, SOLE OWNERSHIP**, 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, 18 Block "A" on the Plan of Woodbine Courts, Part 1 of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander Edward Lyle, an unmarried man, by deed dated 01/11/2024, from Tyler Radecki, married, of record in Instrument No. 20240123-0003656, Register's Office for said County.

Also being the same property conveyed to Tyler S. Radecki, an unmarried man, by deed dated 10/27/2020, from David Garrett and Julie E. Garrett, husband and wife, of record in instrument No, 20201106-0130262, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3003 Dobbs Ave., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Karen Johnson Davidson County
Batch# 1326294 DEEDWARR
09/24/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250924-0076230

Witness my hand this the 23rd day of September, 2025.

Alexander Edward Lyle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexander Edward Lyle, 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 23rd day of September, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A. Mason, 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 September 23, 2025.

Affiant Signature

9/23/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026