Karen Johnson Davidson County
Batch# 1370828 DEEDWARR
01/16/2026 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20260116-0004015

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611061 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15th day of January, 2026. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of January, 2026, among:

PANDORA SUE LYLE

A WIDOW

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 176 and the southerly 10 feet of Lot No. 175 on the Plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, and described as follows: Said lots being described together.

Beginning at a point on the northerly margin of Fifteenth Street, at the common corner of Lots 171 and 176; thence with the margin of said street westerly 79.1 feet to the beginning of a curve; thence along said curve, northwesterly 15.7 feet to a point on the easterly margin of Birdsall Street; thence with the margin of said street, northerly 68.8 feet to the common corner of Lots 175 and 176, and continuing with the margin of said street northerly 10 feet to a point; thence crossing Lot 175, easterly 89 feet more or less to a point in the line between Lots 175 and 170; thence southerly along the line between said lots, 10 feet to the northeast corner of Lot 176, and continuing southerly with the line between Lots 171 and 176, 5 feet to the northwest corner of Lot 171, and continuing southerly with the line between Lots 171 and 176, 74 feet to the point of beginning.

Being the same property conveyed to Thomas Darrel Lyle and wife, Pandora Sue Lyle by deed from Candie Lynn Ferguson and husband, Raymond Ferguson, dated June 19, 2013, of record in Instrument No. 20130624-0064188, Register's Office for Davidson County, Tennessee. The said Thomas Darrel Lyle having since died on March 29, 2025, leaving Pandora Sue Lyle as surviving tenant by the entirety.

Being also known as 1407 Birdsall Street, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Pandora Sue Lyle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Pandora Sue Lyle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 1407 Birdsall Street
City, State, Zip: Old Hickory, TN 37138

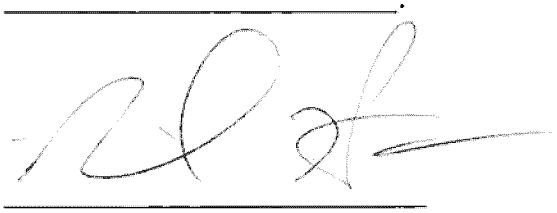
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 1407 Birdsall Street
City, State, Zip: Old Hickory, TN 37138

Tax ID: 053-03-254.00

Certificate of Authenticity

I, Nick Harris, 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 1/15/26.



Affiant Signature

1/15/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of January, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

