Karen Johnson Davidson County
Batch# 1380783 DEEDWARR
02/13/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20260213-0011812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29 (AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

W-DTR-26-3907

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DTR Homes, LLC	**SAME AS NEW OWNER**	
(NAME) **4004 Scotwood Drive**	(NAME)	**069-03-0-062.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PANDORA S. LYLE FKA PANDORA S. WINFREY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DTR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, Block FF on the Revised Plan of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 100 feet on the west side of Southview Road, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Darrell Lyle and Pandora S. Winfrey, tenants in common with the right of survivorship by Successor Trustee's Deed from Daniel L. Wischhof, Trustee of record in Instrument No. 20090116-0004136, Register's Office for Davidson County, Tennessee, dated January 13, 2009 and recorded on January 16, 2009, as corrected by Affidavit of record in Instrument No. 20090505-0041199, Register's Office for Davidson County, Tennessee.

The said Darrell Lyle aka Thomas Darrell Lyle died on March 29, 2025, leaving Pandora S. Winfrey nka as Pandora S. Lyle as his surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 974, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3907 Southview Dr, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2026.

Pandora S. Lyle fka Pandora S. Winfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of February, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 2/12/26.

Date

Affiant Signature

2/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of February, 20 26.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

