Karen Johnson Davidson County
Batch# 1468055 DEEDWARR
09/03/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260903-0082095

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF Aug., 2026

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yonas Altimimi (NAME)	New Owner (NAME)	
29 Lafayette St. (ADDRESS)	(NAME)	119-11-0-114.00
Nashville TN 37210 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Thomas B. Lyle and Amber L. Malone, Co-Executors of The Estate of Carolyn June Lyle, and Amber L. Malone**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **Yonas Altimimi, MARRIED** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 45 on the Plan of Thompson Lane Park of record in Plat Book 2331, Page 138, 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. 45 fronts 50 feet on the Westerly side of Glenmont Culdesac and runs back 261.8 feet on the northerly line and 421.01 feet on the Southerly line, which is a broken line, to a dead line measuring 243.0 feet thereon.

Being the same property conveyed to Joseph Thomas Lyle and wife, Jane A. Lyle by Warranty Deed from James M. Foster, Jr. and wife, Phyllis H. Foster of record in Book 4469, Page 501, Register's Office for Davidson County, Tennessee, dated December 17, 1970 and recorded on December 30, 1970. Joseph Thomas Lyle died on or about September 27, 2006.

Carolyn June Lyle aka June A. Lyle died testate on or about June 8, 2017, Thomas B. Lyle and Amber L. Malone have been appointed as Co-Executors of her estate of record in Docket No. 17P2084, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

Jane A. Lyle is one and the same person as June A. Lyle.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved x property, known as 210 Joplin Drive, Nashville, TN 37210 (unimproved)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19th day of August, 2026.

The Estate of Carolyn June Lyle

By: Thomas B. Lyle Co-Executor
Thomas B. Lyle, Co-Executor

By: Amber L. Malone Co-Executor
Amber L. Malone, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of August, 2026, before me personally appeared Thomas B. Lyle and Amber L. Malone, Co-Executors of The Estate of Carolyn June Lyle to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of August, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 8/26/26.

Affiant Signature

8/26/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2026.

Notary's Signature

MARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

(Notary Seal)