Karen Johnson Davidson County
Batch# 981774 DEEDQC
03/17/2023 09:50:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230317-0019349

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Pike, Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNERS:
Lisa Lawrence
5009 Streamfield Pass
Antioch, TN 37013

Joycelyn Davis
4904 Trumpet Circle
Nashville, TN 37218

James Edward Lawrence, Jr.
4904 Trumpet Circle
Nashville, TN 37218

SEND TAX BILLS:
Joycelyn Davis
4904 Trumpet Circle
Nashville, TN 37218

MORTGAGEE:
None

MAP & PARCEL:
059 05 0 020.00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned Grantors, **Lisa Lawrence, Joycelyn Davis and James Edward Lawrence Jr.,** the only heirs of James E. Lawrence and wife Joyce M. Lawrence both deceased, does hereby quitclaim and convey all their right title and interest unto **David Kennedy, Jr., Trustee**, his successors and/or assigns the following described property in Davidson County, Tennessee:

> Being Lot No. 109 on the Plan of Buena Vista Estates, Section II, as of record in Book 3842, page 257, Register's Office for said County. Said Lot No. 109 fronts 80.0 feet on the easterly side of Trumpet Circle and extends back between lines 178.5 feet on the north line and 192.5 feet on the south line which is a broken line, to a dead line in the rear measuring 55.0 feet thereon.
>
> Being part of the same property conveyed to James E. Lawrence and wife, Joyce M. Lawrence by deed from Imperial Corporation of record in Book 4483, page 588, Register's Office for Davidson County, Tennessee.

[This quitclaim is made for the express purpose of vesting said with one hundred percent (100%) ownership interest in and to the herein-described property].

The undersigned Grantors are the only heirs at law of James E. Lawrence and wife Joyce M. Lawrence, deceased, being first duly sworn according to law, declare as follows:

1. The property described was vested in our parents, James E. Lawrence and wife Joyce M. Lawrence, as tenants by the entirety.

2. Our mother Joyce M. Lawrence died May 13, 2007, leaving our father alone vested with title to the subject property. Our father, James E. Lawrence died on October 19, 2020, both in Davidson County, Tennessee.

3. There were born to our parents three (3) children namely Lisa Lawrence, Joycelyn Davis and James Edward Lawrence, Jr. Neither of our parents ever had any other children except those hereinabove named.

4. Upon the death of our father James E. Lawrence, who died intestate, title to the property described herein was vested in his three (3) surviving children by operation of law.

I, **David Kennedy, Jr. Trustee**, for the express purpose of carrying out this conveyance, as set out, do hereby convey and forever quitclaim unto **Lisa Lawrence, Joycelyn Davis and James Edward Lawrence Jr.**, as **Tenants in Common with Right of Survivorship** the same property hereinabove described and set forth to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as set forth above.

DATED this 14th day of March, 2023.

LISA LAWRENCE

JAMES EDWARD LAWRENCE, JR.

JOYCELYN DAVIS

DAVID KENNEDY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **LISA LAWRENCE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Nashville, Tennessee, this 14th day of March, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JOYCELYN DAVIS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Nashville, Tennessee, this 14th day of March, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JAMES EDWARD LAWRENCE, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Nashville, Tennessee, this 14th day of March, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **DAVID KENNEDY, JR**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Nashville, Tennessee, this 14th day of March, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me on
this the 14th day of March, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON