Karen Johnson
Batch # 1303634
07/30/2025 01 35 38 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250730-0060263

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 2025.

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS QUITCLAIM DEED WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MONICA D. SHOEMAKE	**SAME**	**120-05-0-113.00**
(NAME) **422 BROWNSTONE STREET**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PHILLIP B. LAWSON, EXECUTOR OF THE ESTATE OF RAYMOND DECOSTA LAWSON, JR.,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **MONICA D. SHOEMAKE**, HEREINAFTER CALLED THE GRANTEE, HER 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. 431 on the plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee

Said Lot No 431 fronts 80.0 feet on the northwesterly margin of McDonald Drive and runs back between parallel lines 200 0 feet to the rear line on which measures 80 0 feet.

Being the same property conveyed to RAYMOND D. LAWSON, JR from CHARLES O. BELL, JR., unmarried, by deed dated September 23, 2010 of record in Instrument No. 20100927-0076498, said Register's Office The said Raymond D Lawson, Jr being one and the same person as RAYMOND DECOSTA LAWSON, JR ,who died on or about December 5, 2024 His Will was admitted to Probate in Case No. 25P491 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and devised said real property to **MONICA D. SHOEMAKE.**

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **405 MCDONALD DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever 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 23rd day of July, **2025.**

Phillip B Lawson, Executor

PHILLIP B. LAWSON, EXECUTOR OF
THE ESTATE OF RAYMOND DECOSTA LAWSON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Phillip B. Lawson, Executor of the Estate of Raymond Decosta Lawson, Jr.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of July, **2025.**

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public