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

Davidson County
DEEDQC
2 pgs

20250730-0060264

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
PHILLIP B. LAWSON	**SAME**	**120-05-0-112.00**
(NAME) **6039 TEMPLE ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(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. AND AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF RAYMOND DECOSTA LAWSON, JR.**, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **PHILLIP B. LAWSON,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 430 on the plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RAYMOND D. LAWSON, JR from PAUL HITE and wife, LOUISE HITE, by deed dated November 25, 1996 of record in Book 10270, page 490, said Register's Office The said Raymond D Lawson, Jr. being one and the same 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 **PHILLIP B. LAWSON.**

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 **403 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 OF
THE ESTATE OF RAYMOND DECOSTA LAWSON, JR.

PHILLIP B. LAWSON, DEVISEE UNDER THE
LAST WILL AND TESTAMENT 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. and as Devisee under the Last Will and Testament 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

Notary Public