Karen Johnson Davidson County
Batch# 1380868 DEEDWARR
02/13/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260213-0011951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$205,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF FEBRUARY, 2026

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Hawkwood Lane, LLC	SAME AS NEW	059-05-0-020.00
(Name)	(Name) OWNER	
146 Southside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E LAWRENCE, JR AND LISA LAWRENCE AND JOYCELYN DAVIS** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAWKWOOD LANE, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 109, as shown on the map entitled Plan of Buena Vista Estates, Section II, of record in Book 3842, page 257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

JOYCE M. LAWRENCE died on or about May 13, 2007, leaving JAMES E. LAWRENCE as the surviving tenant by the entirety. JAMES E. LAWRENCE died intestate on or about October 19, 2020, leaving LISA LAWRENCE, JOYCELYN DAVIS, AND JAMES EDWARD LAWRENCE JR. as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. __**__, said Register's Office. LISA LAWRENCE, JOYCELYN DAVIS, AND JAMES EDWARD LAWRENCE, JR. conveyed their interest in said property to DAVID KENNEDY, JR., TRUSTEE, who in turn conveyed to LISA LAWRENCE, JOYCELYN DAVIS, AND JAMES EDWARD LAWRENCE, JR. as tenants in common with right of survivorship by Quitclaim Deed of record in Instrument No. 20230317-0019349, dated March 14, 2023, said Register's Office.

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.

**202602130011950

Executed by my hand this 11th Day of Feb 2026.

James E Lawrence, Jr

Lisa Lawrence

Joycelyn Davis

STATE OF Tennessee

County OF Davidson

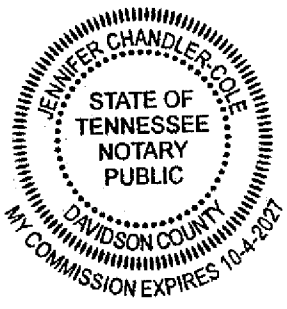
I, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that James E Lawrence, Jr and Lisa Lawrence and Joycelyn Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of February, 2026.

Notary Public

My Commission Expires: October 4, 2027

(SEAL)



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/11/26 (date of document).

Jennifer L Pennell

2/11/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this FEBRUARY 11, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp:
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal