Karen Johnson Davidson County
Batch# 1440681 DEEDWARR
06/30/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,811.00
20260630-0059206

Warranty Deed

JACOB MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DTR Homes, LLC	New Owner(s)	115-03-0-068.00
4004 Scotwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES D. LAWRENCE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DTR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), 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. 140 on the Plan of Brooke Meade, Section V, of record in Book 2133, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Said lot No. 140 fronts 121 feet on the Southerly margin of Bresslyn Road and extends back Southwardly 332.9 feet on the Easterly side and 333.3 feet on the Westerly side to a dead line in the rear measuring 121.2 feet.

Being the same property conveyed to James D. Lawrence and wife Patricia S. Lawrence by Warranty Deed from James E. Baird and wife Betty W. Lampley Baird of record in Book 4910, Page 985, Register's Office for Davidson County, Tennessee, dated April 30, 1975 and recorded on May 08, 1975.

Being the same property conveyed to James Davis Lawrence by Quit Claim Deed from Patricia Dawn Lawrence of record in Book 5584, Page 222, Register's Office for Davidson County, Tennessee, dated March 21, 1980 and recorded on March 28, 1980.

Being the same property conveyed to James D. Lawrence and wife, Mary Petrone Lawrence by Quit Claim Deed from James D. Lawrence of record in Instrument No. 20200302-0023144 Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on March 02, 2020.

See Power of Attorney recorded in Instrument No. 20260630-0058989 Register's Office for Davidson County, Tennessee appointing Jeanine Petrone Thompson as Attorney-In-Fact for James D. Lawrence.

The said Mary Petrone Lawrence died on November 23, 2025. See Affidavit of Heirship recorded on December 23, 2025, in Instrument No. 20251223-0101951.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 765 Bresslyn Road, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2026.

James D. Lawrence by Jeanine Petrone Thompson Attorney IN FACT

James D. Lawrence by Jeanine Petrone Thompson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeanine Petrone Thompson, as Attorney in Fact for James D. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 6/29/26.

Date

Affiant Signature

6/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of June, 20 26.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)