| EXECUTOR DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 07/17/2026.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 3-6-29 |
|---|---|

Karen Johnson Davidson County
Batch# 1449632 DEEDWARR
07/21/2026 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260721-0065660

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 9789-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **AWA Enterprises LLC** | | 085-11-0-073 |
| 214 Eldon Court | 104 Madison Mill Dr. | |
| Nashville, TN 37214 | Nolensville, TN 37135 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Marie T Duff, Executor of the Estate of Marie McRedmond Lawrence aka Marie Therese McRedmond Lawrence**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AWA Enterprises 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:

Being Lot No. 42 on the Plan of Stanford Country Club Estates, Section 1, as of record in Book 2900, page 50, Registers Office for said County.

Said Lot No. 42 fronts 86.3 feet on the southerly side of Eldon Court and runs back 182 feet on the westerly side line and 185.73 feet on the easterly line to a dead line in the rear on which it measures 86.4 feet.

Being the same property previously conveyed to Louis A. Lawrence, Jr. and wife Marie M. Lawrence by deed dated 06/17/1960 from Brentwood Homes, Inc. and recorded on 06/22/1960 in Book 3096 at Page 631 in the Official Records of the Davidson County Register of Deeds.

Being the same property conveyed to Marie Threse McRedmond Lawrence by Deed dated March 12, 1973 from Louis A. Lawrence, Jr. and wife Marie M. Lawrence, recorded April 29, 1988, in Book 7529, Page 521, in the Official Records of Davidson County, Tennessee. Marie Therese McRedmond Lawrence aka Marie McRedmond Lawrence having died testate, October 6, 2025. Pursuant to her last Will and Testament in the Chancery Court of Davidson County, Tennessee, Probate # 25P2180, Marie Therese Duff, as Executor is authorized to further convey said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 214 Eldon Court Nashville, TN 37214

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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.

Marie T. Duff, Executrix

**Marie T Duff, Executor of the Last Will and Testament of the Estate of Marie McRedmond Lawrence.**

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marie T Duff, Executor of the Estate of Marie McRedmond Lawrence , with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Marie McRedmond Lawrence.

Witness my hand and official seal, this July 17, 2026.

Lynae Wilder

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

**File #: 9789-26NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

## Certificate of Authenticity

I, Holly A Mason, 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 7/17/26.

Holly A Mason
Affiant Signature

7/17/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2026

Notary's Signature (Notary Seal)

