THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9886-WE

Karen Johnson Davidson County
Batch # 1462453 DEEDWARR
08/20/2026 02:13:45 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20260820-0077747

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilary T Barrier, III and Jean P Barrier	NEW OWNER	
6216 Hillsboro Pike		142-15-0-055.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lucia H Lawson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hilary T Barrier, III and Jean P Barrier, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 14 on the Plan of Harpeth Valley Park, Section I, as of Record in Book 3600, Page 93 and 94, Register's Office for said County.

Said Lot Fronts 89 feet on the South side of Harpeth Bend Drive and runs back 180.1 feet on the East line and 176.4 feet on the West line, to a dead line and measures 91.5 feet.

Being the same property conveyed to Harry H. Lawson and wife, Lucia H. Lawson by Warranty Deed from Daniel P. Hiller and wife, Kathy Hiller of record in Book 6581, Page 974, Register's Office for Davidson County, Tennessee, dated June 12, 1985 and recorded on June 13, 1985. The said Harry H. Lawson having since died on December 7, 2016 leaving Lucia H. Lawson as tenant by the entirety.

Lucia H. Lawson and Lucia Holder Lawson are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **625 Harpeth Bend Drive, Nashville, TN 37221**

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.

Witness my hand this the 17 day of August, 2026

Lucia H Lawson by Harry Howse Lawson Jr.
Lucia H Lawson
By: Harry Howse Lawson, Jr., Attorney in Fact

STATE OF AL
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry Howse Lawson, Jr.** 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 on behalf of **Lucia Holder Lawson**, as their Attorney-in-Fact, as the free act and deed of the within named **Lucia Holder Lawson**.

Witness my hand and official seal this the 17 day of August, 2026

My Commission expires 1/15/29

Notary Public

CHRISTY N WILLIAMS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE