THIS INSTRUMENT PREPARED BY:
Steven K. Wood, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 476142 DEEDQC
09/15/2020 01:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200915-0105215

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Meredith Lawson O'Brien and Bobby G. Lawson II 523 Meadowlark Lane Brentwood, Tennessee 37027	Same	071 06 0 085.00 071 06 0 086.00

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **BOBBY G. LAWSON II AND MEREDITH LAWSON O'BRIEN, THE DULY-APPOINTED ADMINISTRATORS OF THE ESTATE OF SHELIA ELIZABETH LAWSON**, deceased (the "Decedent"), who died on June 5, 2018, and whose estate is being administered in the Probate Court for Williamson County, Tennessee, Probate No. P9838, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to to Letters of Administration file June 28, 2018, in the Chancery Court of Williamson County, Tennessee, File No. P9838, hereby releases, remises and quitclaims unto **BOBBY G. LAWSON II AND MEREDITH LAWSON O'BRIEN, EACH TO A ½ ONE-HALF UNDIVIDED INTEREST,** all of the right, title and interest of Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit "A" (the "Property").

This is improved and unimproved property known as 300 W. Trinity Lane and 304 W. Trinity Lane, Nashville, TN 37207.

Said Property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

[Signature and notary page to follow.]

WITNESS my hand this 1 day of September, 2020.

ESTATE OF SHELIA ELIZABETH LAWSON

Bobby G. Lawson II,
ADMINISTRATOR

Meredith Lawson O'Brien
ADMINISTRATOR

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY G. LAWSON II**, as ADMINISTRATOR OF THE ESTATE OF SHELIA ELIZABETH LAWSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2020.

Kathryn H. Sloan
Notary Public

My Commission Expires: 9-25-21

KATHRYN H. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEREDITH LAWSON O'BRIEN**, as ADMINISTRATOR OF THE ESTATE OF SHELIA ELIZABETH LAWSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2020.

Kathryn H. Sloan
Notary Public

My Commission Expires: 9-25-21

KATHRYN H. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~) Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.00.

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(A)(3)(D).

Meredith Lawson O'Brien
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF September 2020.

Kathryn H. Sloan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-25-21

KATHRYN H. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

4827-5451-8985

Exhibit "A"

Tract I – 300 W Trinity Lane

Being a portion of a 16.16 acre tract of land lying in the 12th Civil District of Davidson County, Tennessee, and designated as Tax map 71-6, Parcel 29, on the Tax Maps for said County, described according to survey of A & A Engineers, Inc., dated May 4, 1983, as follows: Said portion of tract lies to the west and adjacent to Parcel 79 on Tax Map 71-6, and fronts 150 feet on the southerly margin of West Trinity Lane and extends back between lines measuring 199.45 feet on its easterly line and 199.19 feet on its westerly line to a line in the rear measuring 150.0 feet thereon.

Being the same property conveyed to Bobby Lawson by Installment Deed from Marvin P. Friedman and Milton Grossman, Trustee, recorded June 17, 1983, of record in Book 6077, page 956, Register's Office for Davidson County, Tennessee.

Tract II – 304 W Trinity Lane

Being a portion of a 16.16 acre tract of land lying in the 12th Civil District of Davidson County, Tennessee, and designated as Tax map 71-6, Parcel 29, on the Tax Maps for said County, described according to survey of A & A Engineers, Inc., dated February 1, 1985, as follows: Said portion of tract lies to the west and adjacent to Parcel 85 on Tax Map 71-6, and fronts 65 feet on the southerly margin of West Trinity Lane and extends back between lines measuring 199.19 feet on its easterly line and 199.04 feet on its westerly line to a line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Bobby Lawson by Installment Deed from Marvin P. Friedman and Milton Grossman, Trustee, recorded April 19, 1985, of record in Book 6537, page 486, Register's Office for Davidson County, Tennessee.

The said Bobby Lawson having since died intestate on June 28, 1998. Said property being demised to his wife, Shelia Elizabeth Lawson.

The said Shelia Lawson, also known as Shelia Elizabeth Lawson having since died intestate on June 5, 2018, pursuant to Letters of Administration file June 28, 2018, in the Chancery Court of Williamson County, Tennessee, File No. P9838, Bobby G. Lawson II and Meredith Lawson O'Brien being named as Administrators of the estate of Shelia Elizabeth Lawson, deceased. The said Bobby G. Lawson II and Meredith Lawson O'Brien being the sole heirs of Shelia Elizabeth Lawson.

True Copy Certification

I, Kenneth P. Ezell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth P. Ezell, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, Iva J. Binkley, a notary public for this county and state, Kenneth P. Ezell, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

My Express Expires: 5-3-2021
Notary' Seal (if on paper)