Name and Address of New Owner:
William Adrian Lawson
1408 South St
Nashville, TN 37212
Send Tax Bills To:
William Adrian Lawson
1408 South St
Nashville, TN 37212
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-13-0-382

Karen Johnson Davidson County
Batch# 956087 DEEDQC
12/29/2022 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221229-0133558

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Diana Bing-Lawson, Lisa Lawson Holley, Aaron S. Frazier and Tyler C. Bing-Lawson, William Adrian Lawson, and Sheril Lawson** "the Grantors," convey and quitclaim any interest they have unto **Lawson Holdings Group, LLC**, "the Grantees," the following described real estate in Davidson County, Tennessee:

> Being the eastern half of Lot No. 65 in the Sigler, Plan of Lots as of record on page 4 of the Chancery Court Plan Book 1, of Davidson County, Tennessee.
>
> Said part of Lot No. 65 fronts 50 feet on the north side of South Street and runs back between parallel lines 205 feet to an alley in the rear.
>
> Being the same property conveyed to William Adrian Lawson, one-third (1/3) undivided tenant in common interest by quitclaim deed dated November 2, 2017 from Diana Bing-Lawson, as to one-half (1/2) of her two-ninths (2/9) undivided tenant in common interest, Lisa Lawson Holley, as to one-half (1/2) of her four-twenty sevenths (4/27) undivided tenant in common interest, Aaron S. Frazier, as to one-half (1/2) of his four-twenty sevenths (4/27) undivided tenant in common interest, and Tyler C. Bing-Lawson, as to one-half (1/2) of his four-twenty sevenths (4/27) undivided tenants in common interest, recorded 12/18/2021 in Instrument No. 20171218-0128511 in Register's Office. (SEE INSTRUMENT 20171218-0128511 FOR A BETTER UNDERSTANDING OF CONVEYEANCE FOR DERIVATION) Frederick Lawson since having deceased leaving his inetrest to his wif, Sheril Lawson, see probaye in Harris County Yrxas case # 479716.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF**

**AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of December, 2022.

Diana Bingawson by JB (SEAL)
X Diana Bing-Lawson,
By John A Bell Jr. as Attorney in Fact

Lisa Lawson Holley by JB (SEAL)
X Lisa Lawson Holley
By John A Bell Jr. as Attorney in Fact

Aaron Frazier by JB (SEAL)
X Aaron S. Frazier
By John A Bell Jr. as Attorney in Fact

Tyler C Bing-Lawson by JB (SEAL)
X Tyler C. Bing-Lawson
By John A Bell Jr. as Attorney ~~in Fact~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Diana Bing-Lawson, Lisa Lawson Holley, Aaron S. Frazier and Tyler C. Bing-Lawson , the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Diana Bing-Lawson, Lisa Lawson Holley, Aaron S. Frazier and Tyler C. Bing-Lawson by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2022.

NOTARY PUBLIC

My Commission Expires:
3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William Lawson. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Sheril Lawson , the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Sheril Lawson by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2022.

NOTARY PUBLIC

My Commission Expires:
3/3/25



202212290133558

**AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of December, 2022.

_____(SEAL)
X Diana Bing-Lawson,
By Johnny C. Garrett as Attorney in Fact

_____(SEAL)
X Lisa Lawson Holley
By Johnny C. Garrett as Attorney in Fact

_____(SEAL)
X Aaron S. Frazier
By Johnny C. Garrett as Attorney in Fact

_____(SEAL)
X Tyler C. Bing-Lawson
By Johnny C. Garrett as Attorney in Fact

William A. Lawson (SEAL)
X William Adrian Lawson

Sheril Lawson by William A. Lawson attorney in fact (SEAL)
X Sheril Lawson as Heir of Frederick Aaron Lawson

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of December, 2022.

_____
Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms

that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6 day of December, 2022.

Notary Public
My commission expires: _____

File # 2022-5270-VM

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**Tennessee Certification of Electronic Document**

I, Sharon Fernandez, 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 12.8.22 (date of document).

Regina Sullo
Affiant Signature

12.29.22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

