Karen Johnson Davidson County
Batch# 977704 DEEDQC
03/07/2023 11:08:30 AM 6 pgs
Fees: $42.00 Taxes: $0.00
20230307-0016286

THIS INSTRUMENT PREPARED BY:
Steven K. Wood, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Meredith O'Brien Lawson and Bobby G. Lawson II 523 Meadow Lark Lane Brentwood, TN 37027	Same	134 13 0 064.00 (Tract 1) 134 13 0 063.00 (Tract 2) 134 13 0 062.00 (Tract 3)

QUITCLAIM DEED

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, we, **BOBBY G. LAWSON II AND MEREDITH O'BRIEN LAWSON,** (collectively the "Grantor"), hereby quitclaim and convey unto **BOBBY G. LAWSON II AND MEREDITH O'BRIEN LAWSON, EACH TO A ½ ONE-HALF UNDIVIDED INTEREST,** their successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of our right, title and interest in and to a certain land tracts of land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").

This is improved property known as 273 Garry Drive, Nashville, TN (as to Tract 1), 275 Garry Drive, Nashville, TN (as to Tract II) and 277 Garry Drive, Nashville, TN (as to Tract 3).

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 2 day of FEBRUARY, 2023.

Bobby G. Lawson II

Meredith O'Brien Lawson

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY G. LAWSON II**, 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 28th day of February, 2023.

Kaliyah Halsey
Notary Public

My Commission Expires June 22, 2026

My Commission Expires: _____

KALIYAH HALSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEREDITH O'BRIEN 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 28th day of February, 2023.

Kaliyah Halsey
Notary Public

My Commission Expires June 22, 2026

My Commission Expires: _____

KALIYAH HALSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

4895-9062-7920

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Meredith Lawson O'Brien

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF February, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires June 22, 2026

KALIYAH HALSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

4895-9062-7920

Exhibit "A"

Tract 1:

273 Garry Drive - .25 Acres – Field Book Number 0500 10733
Map and Parcel Number 134-13-0-064.00

Also being described as follows:

Being Lot No. 152 on the plan of Kenilworth Estates, Section 1, as of record in Book 2900, pages 105 and 106, Register's Office for said County.

Being the same property conveyed to Bobby Lawson and wife, Sheila Lawson, by Final Decree Confirming Sale of record in Book 4596, page 836, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 151 on the plan of Kenilworth Estates, Section 1, as of record in Book 2900, page 105 and 106, Register's Office for said County.

Said lot No. 151 fronts 70 feet on the easterly side of Garry Drive and extends back 169.3 feet on the easterly line and 187.8 feet on the westerly line to a dead line, measuring 71.7 feet thereon.

Being the same property conveyed to Bobby Lawson and wife, Sheila Lawson, by deed from Winborn B. Willingham, Jr. and Ken Lancaster, of record in Book 9592, page 65, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Kenilworth Estates, Section One, as of record in Book 2900, pages 105 and 106, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Sheila Lawson, by deed from Sandra J. Binkley, of record as Instrument No. 20121102-0101187, Register's Office for Davidson County, Tennessee.

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

The said Shelia Elizabeth Lawson, also known as Shelia 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.

Bobby Lawson being one and the same as Bobby Gene Lawson.

Shelia Lawson being one and the same as Shelia Elizabeth Lawson.

Meredith Lawson O'Brien will possess a one-half (1/2) undivided interest in the Property as a result of this conveyance.

Bobby G. Lawson II will possess a one-half (1/2) undivided interest in the Property as a result of this conveyance.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 February 2, 2023 (date of document).

Affiant Signature

March 7, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

