This Instrument Prepared By
and after recording return to:

Baker, Donelson, Bearman,
Caldwell & Berkowitz, PC
Attn: Dayne P. Geyer
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1231328 DEEDQC
01/29/2025 12:09:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250129-0006877

# DEED OF CONSOLIDATION

| *Address New Owner as Follows:* | *Send Tax Bills To* |
|---|---|
| Meredith Lawson O'Brien<br>and Bobby G. Lawson II<br>523 Meadowlark Lane<br>Brentwood, Tennessee 37027 | Same |
| *Map & Parcel No.:* 071 06 0 085.00 & 071 06 0 086.00 | |

**THIS DEED OF CONSOLIDATION** is made as by Meredith Lawson O'Brien and Bobby G. Lawson, II (collectively, "**Grantor**").

**WHEREAS,** Grantor is the record owner of Parcel 1 and Parcel 2, as described in Exhibit A, attached and incorporated herein by reference (collectively, the "**Parcels**").

**WHEREAS,** Grantor seeks to consolidate the Parcels into a singular parcel for all intents and purposes, including real property tax, zoning code, and building code purposes, including, but no limited to, eliminating the setbacks applicable to the shared lot line between the Parcels.

**NOW, THEREFORE,** Grantor covenants and agrees that the Parcels shall be consolidated, becoming as one parcel and shall be transferred or encumbered only as a single parcel.

Said Parcels are consolidated subject to such limitations, restrictions, and encumbrances as may affect the premises.

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

**[Signatures on next page]**

Grantor has caused this instrument to be executed on January 23, 2025.

Meredith Lawson O'Brien

Meredith Lawson O'Brien

STATE OF Tennessee )

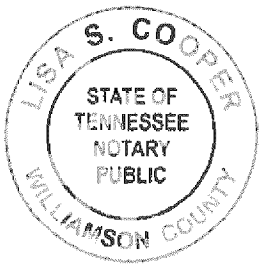
COUNTY OF Williamson )

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

WITNESS my hand, this 23 day of January, 2025.

NOTARY PUBLIC

My Commission Expires:




My Commission Expires Apr. 19, 2027

Grantor has caused this instrument to be executed on January 23, 2025.

Bobby G. Lawson, II

STATE OF Tennessee )

COUNTY OF Williamson )

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

WITNESS my hand, this 23 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 4-15-2027

LISA S. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Apr. 19, 2027

STATE OF TENNESSEE)

COUNTY OF Williamson )

The actual consideration for this transfer is $00.00.

Meredith Lawson O'Brien
AFFIANT

Subscribed and sworn to before me this 23 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 4-19-27

LISA S. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Apr. 19, 2027

# EXHIBIT A

## Legal Description

Parcel 1 – 300 West Trinity Lane, Nashville, Tennessee

Being the property shown as Lot 1 on the Lawson Subdivision, of record in Book 5190, Page 732, in the Register's Office for Davidson County, Tennessee, as more particularly described as follows:

> 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 G. Lawson, II, and Meredith Lawson O'Brien, by Administrator's Quitclaim Deed, of record in Instrument Number 20200915-0105215, in the Register's Office for Davidson County, Tennessee.

Parcel 2 – 304 West Trinity Lane, Nashville, Tennessee

Being the property shown as Lot 1 on the Lawson II Subdivision, of record in Book 6050, Page 157, in the Register's Office for Davidson County, Tennessee, as more particularly described as follows:

> Further described as 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 G. Lawson, II, and Meredith Lawson O'Brien, by Administrator's Quitclaim Deed, of record in Instrument Number 20200915-0105215, in the Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, DAYNE GEYER, 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 01/23/2025 (date of document).

Affiant Signature

01-28-2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28 day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 01-04-2027

NOTARY'S SEAL

GRACE SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027