*** The purpose of this instrument is the consolidation of two (2) contiguous parcels into one (1) parcel.**

Karen Johnson Davidson County
Batch # 1349743 DEEDQC
11/21/2025 10:24:43 AM 28 pgs
Fees: $142.00 Taxes: $0.00
20251121-0093167

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transaction is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 20th day of November, 2025.

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Notary Public

My Commission Expires: 3/8/28

QUITCLAIM DEED OF CONSOLIDATION

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Lee Anne Abernathy, Trustee 8098 Poplar Creek Road Nashville, TN 37221	[SAME]	Prior to consolidation: 07007006400 Abandoned Right-of-Way

Pursuant to Amendment No. 1 to Ordinance No. BL2025-1052 adopted on October 9, 2025 (the "ROW Abandonment Bill"), a copy of which is attached hereto as **Exhibit 1**, the Metropolitan Government of Nashville and Davidson County ("Metro") abandoned a Right-of-Way (the "ROW") contiguous to the "Parent Parcel" (defined below) resulting in the reversion of the ownership of one half (½) of the ROW as bounded from the center

line of the now abandoned ROW (the "Reversion Tract"). The Reversion Tract is as further described and illustrated on **Exhibit 2** attached hereto.

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee of the Abernathy Family Trust (as to a 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest) (collectively, "Grantor"), have bargained and sold and by these presents do hereby transfer, quitclaim, and convey unto Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee of the Abernathy Family Trust (as to a 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest) (collectively, "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to the Reversion Tract, as further described and illustrated on **Exhibit 2** attached hereto and all of Grantor's right, title and interest in and to that certain real property lying and being situated in Davidson County, Tennessee (the "Parent Parcel") more particularly described on **Exhibit 3**.

The purpose of this Quitclaim Deed of Consolidation is to consolidate two (2) contiguous parcels into one (1) parcel, being the Reversion Tract into the Parent Parcel.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

- 865 W. Trinity Lane (07007006400), Nashville, TN 37207
- The Reversion Tract (abandoned ROW)

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quitclaim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

By: _____
Katherine D. Abernathy

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine D. Abernathy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 19 day of ~~October~~ November, 2025.

_____
Notary Public

My Commission Expires: 01 / 04 / 2027

MALLORY VOGT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2027

IN WITNESS WHEREOF, the Grantor has caused this **Quitclaim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

By: Lee Anne Abernathy
Lee Anne Abernathy as Trustee of the Abernathy Family Trust

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Anne Abernathy as Trustee of the Abernathy Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 19 day of ~~October~~ November, 2025.

Mallory Vogt
Notary Public

My Commission Expires: 01 / 04 / 2027

MALLORY VOGT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2027

IN WITNESS WHEREOF, the Grantor has caused this **Quitclaim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

By: Mary Jane Abernathy Baird
Mary Jane Abernathy Baird

STATE OF ~~TENNESSEE~~ Mississippi)
)
COUNTY OF Sunflower)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Abernathy Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 19th day of ~~October~~ November, 2025.

Kristi Smith
Notary Public

My Commission Expires: 7/19/28

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 102881 KRISTI SMITH Commission Expires July 19, 2028 SUNFLOWER COUNTY

Exhibit 1

AMENDMENT NO. 1 TO ORDINANCE NO. BL2025-1052 ADOPTED ON OCTOBER 9, 2025

Attached on Following Pages

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2025-1052

Madam President,

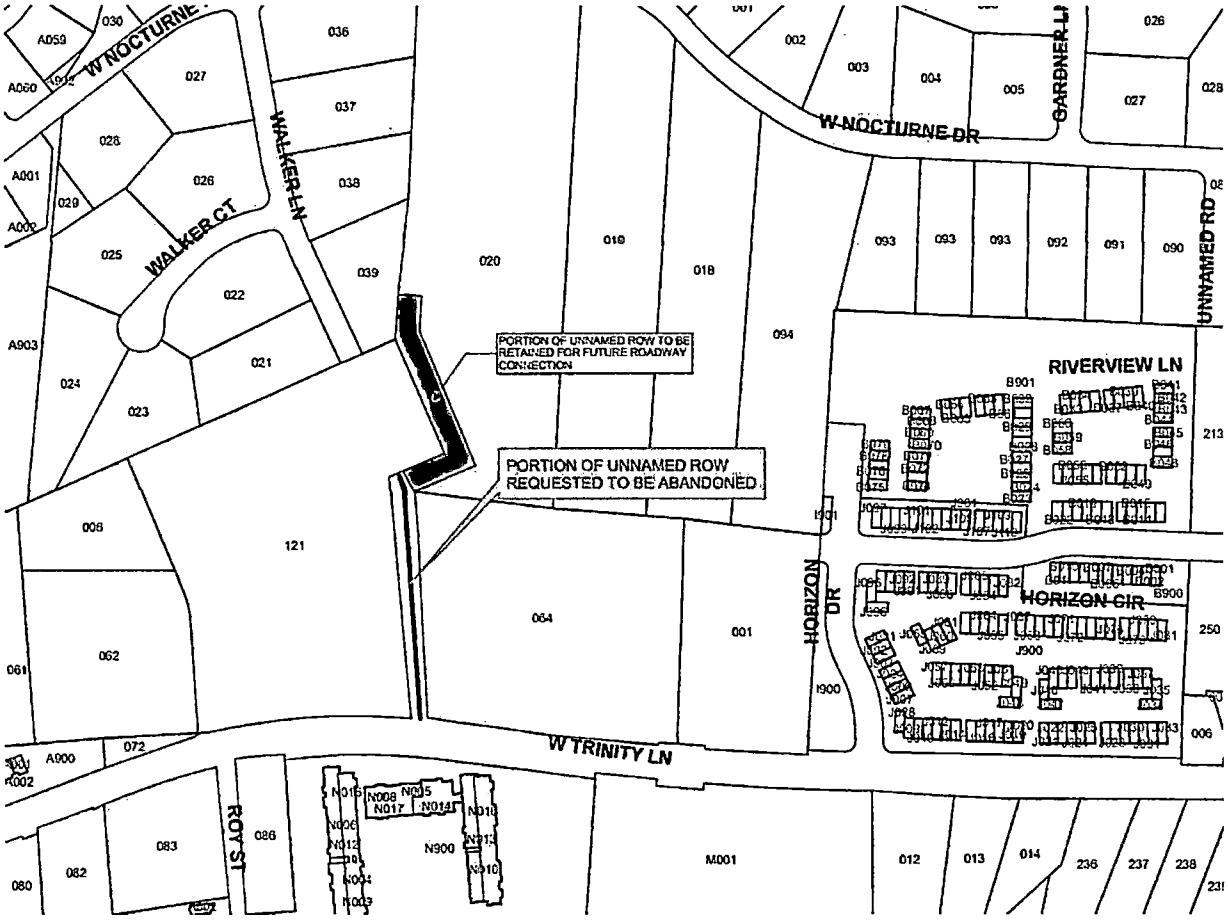
I move to amend Ordinance No. BL2025-1052 to replace the existing exhibit with the exhibit attached herein.

Sponsored by:
Kyonzté Toombs
Member of Council

ADOPTED: October 9, 2025

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

Proposal: 2025M-005AB-001
Map 70-7
Council District 2



Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

Nashville Department of Transportation & Multimodal Infrastructure
750 South 5th Street ◆ Nashville, TN 37206 ◆ (615) 862-8750 ◆ www.nashville.gov/pw

Mandatory Referral Application: PERMANENT *Street / Alley Closure*

**** Before filing this application, please review checklist on the back of this application. ****

Mandatory Referral Project No. _____ Date Submitted: _____
(Metro Planning staff assigns project #)

Closure Type:
☒ Street
☐ Alley

Easements:
☐ Retain utilities
☒ Abandon utilities & relocate at applicant's expense

STREET / ALLEY LOCATION: Street Name(s) / Alley Number(s) Unnamed Public ROW.

Street / Alley Located Between? Approximately 0.18 miles west of Horizon Drive along W Trinity Lane

Reason for Closure:

This portion of unnamed R.O.W no longer serves Metro, and is not part of the MCSP network. The north/south connecting roadway infrastructure in this area is proposed to be installed by adjacent developments.

~~**Applicant:** All correspondence will be mailed to the applicant~~

☐ Architect ☒ Engineer ☐ Property Owner ☐ Other:

Name: Andrew Wolthers

Business: Catalyst Design Group

Address:

City: Nashville State: TN Zip: 37209

Phone: 615-622-7200
business home business mobile

Fax:
business home business mobile

E-mail: awolthers@catalyst-dg.com

Applicant's Signature:

Filing Fee (All application fees are non-refundable)

Street / Alley Closure $300.00

Amount paid: $ 300

Accepted by: S CAIN Date: 6-11-2025

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
~~Cove Residential Holdings III, LLC~~	~~869 W Trinity Lane Nashville, TN 37207~~		~~07-07~~	~~63~~
Katherine D Abernathy	865 W Trinity Lane		070-07	64

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required) MDHA (PILOT LEASE)	Address	Phone #	Map	Parcel
ECG Trinity Flats, LP C. Hunter Nelson	0 W Trinity Lane (Formerly 869 W. Trinity Lane) Nashville, TN 37207		070-07	121
Katherine D Abernathy	865 W Trinity Lane		070-07	64

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

I, C. Hunter Nelson hereby attest that I have the authority to sign on behalf of the entity below and as such am authorized to sign on its behalf regarding authorization of the abandonment of right of way

located between Parcel 07007012100

and 07007006400

Legal Name of Business Entity: FCG Trinity Flats, LP

Business Entity registered in Davidson

County, TN.

Printed Name of Person Authorized to sign

C. Hunter Nelson

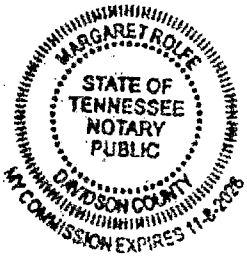
I have read the foregoing Affidavit and it is true and correct.

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

Signature _____

Print Name C. Hunter Nelson

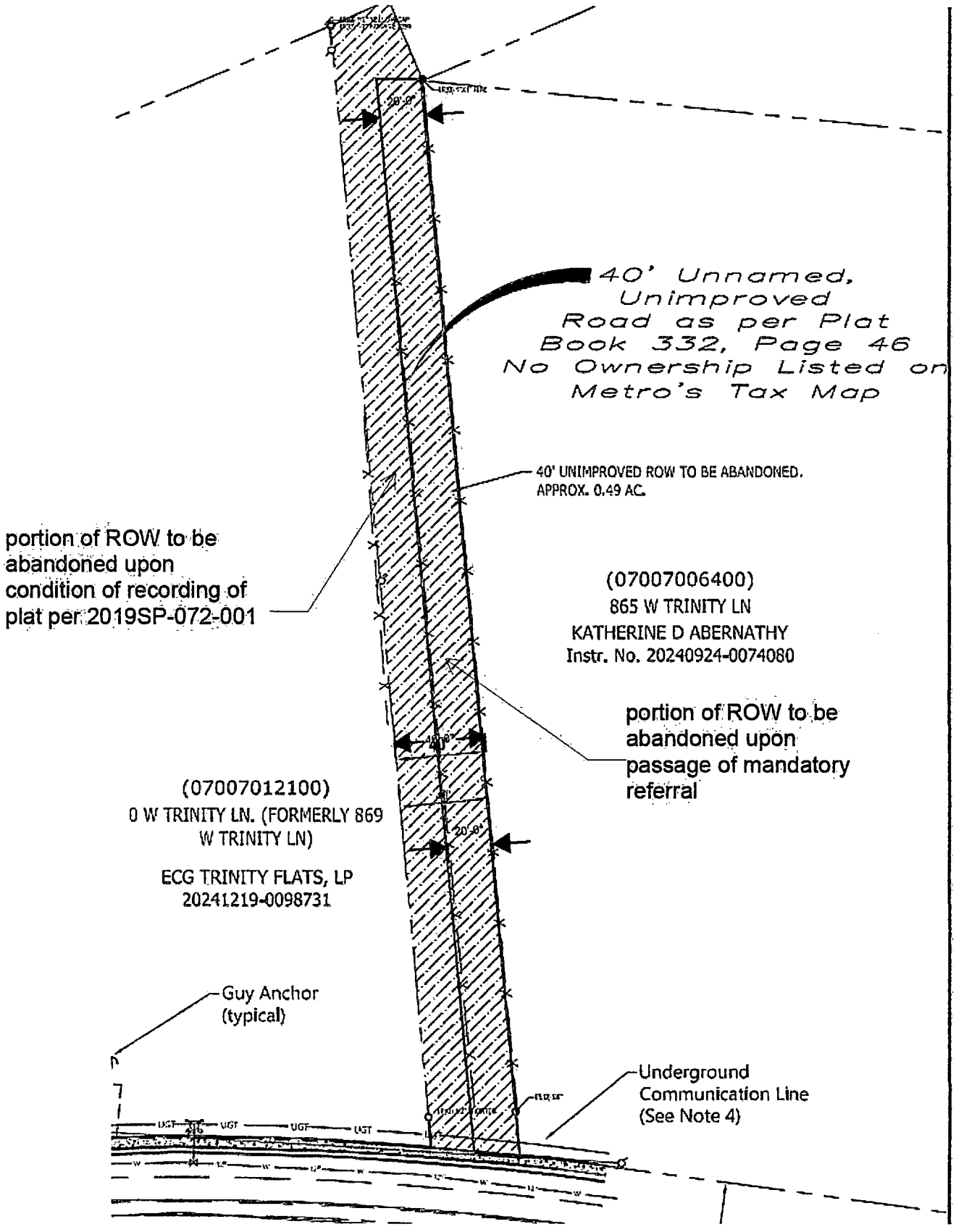
Signature Date 6/30/25



- Affidavit must be notarized to be accepted. Margaret Rolfe

commission expires - 11/8/28

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8



Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

ORDINANCE NO. BL2025 - 1052

An ordinance authorizing the abandonment of unnamed right-of-way and utility easements off West Trinity Lane. (Proposal Number 2025M-005AB-001).

WHEREAS, Catalyst Design Group ("Applicant") has requested that portion of unnamed right-of-way from West Trinity Lane to a point 50 feet northwest from the northwest point of parcel 07007006400, and all utility easements, be conditionally abandoned; and,

WHEREAS, all the abutting property owners that would be affected by the abandonment of said right-of-way have consented; and,

WHEREAS, upon abandonment of unnamed right-of-way, there will be dedication of right-of-way for proposed new streets; and

WHEREAS, the right-of-way proposed for abandonment is of no further use for Metropolitan Government of Nashville and Davidson County purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Abandonment of unnamed right-of-way, from West Trinity Lane to a point 50 feet northwest from the northwest point of parcel 07007006400, as depicted on the maps attached to this ordinance, is hereby approved subject to the following condition:

a. The road right-of-way for new streets is dedicated by plat per 2019SP-072-001.

Section 2. That the Director of NDOT be and hereby is authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on the Geographic Information Systems (GIS) Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Amendments to this legislation may be approved by resolution.

Section 4. This ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Signed by:
Diana W. Alarcon/RL
AC74F1CC700F4DA...

Diana W. Alarcon, Director
Nashville Department of Transportation
and Multimodal Infrastructure

DocuSigned by:
Erica Haber
D4F54A5815BD454...

S TO FORM AND LEGALITY:

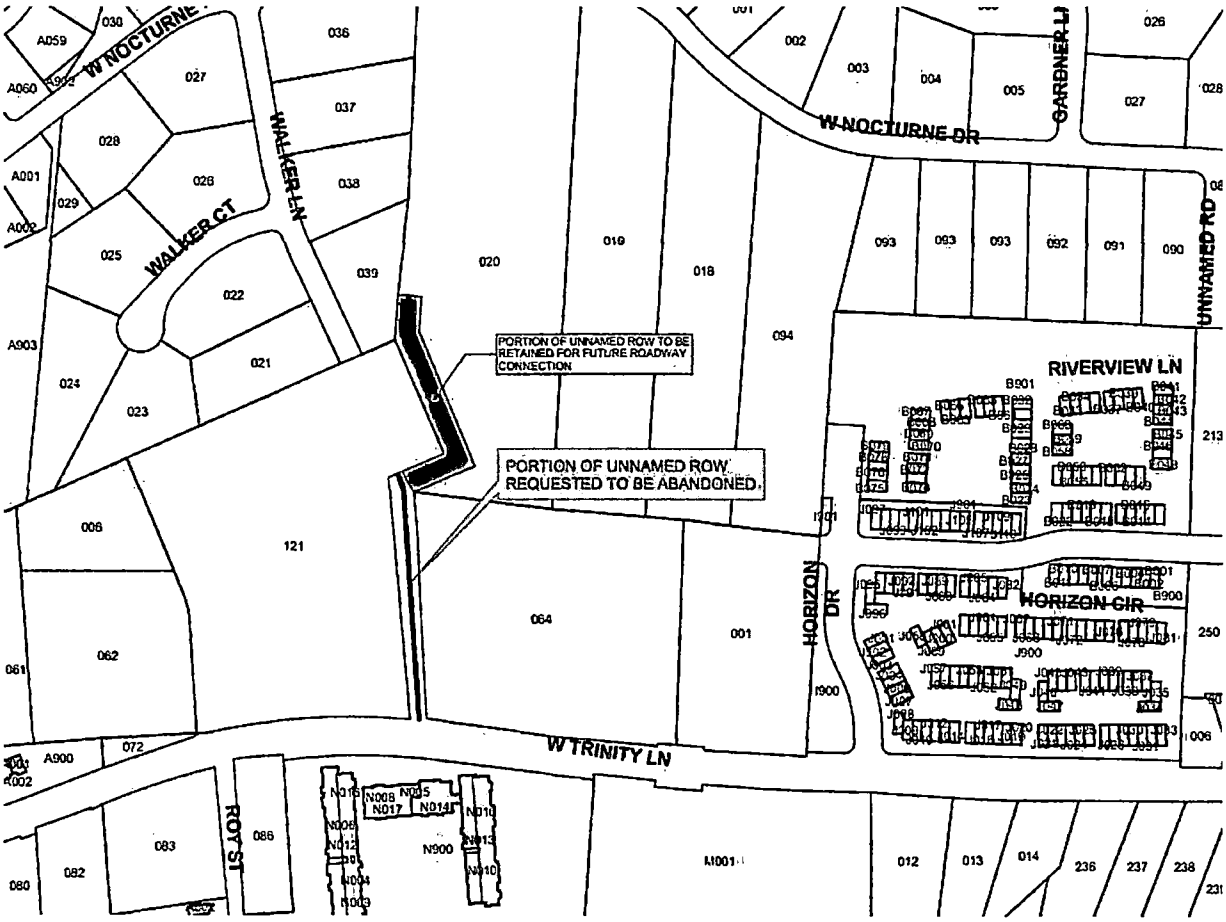
Assistant Metropolitan Attorney

INTRODUCED BY:

Member(s) of Council

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

Proposal: 2025M-005AB-001
Map 70-7
Council District 2



Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

Nashville Department of Transportation & Multimodal Infrastructure

750 South 5th Street ◆ Nashville, TN 37206 ◆ (615) 862-8750 ◆ www.nashville.gov/pw

Mandatory Referral Application: PERMANENT *Street / Alley Closure*

*** *Before filing this application, please review checklist on the back of this application.* ***

Mandatory Referral Project No. _____ Date Submitted: _____
(Metro Planning staff assigns project #)

Closure Type:
- ☒ Street
- ☐ Alley

Easements:
- ☐ Retain utilities
- ☒ Abandon utilities & relocate at applicant's expense

STREET / ALLEY LOCATION: Street Name(s) / Alley Number(s) Unnamed Public ROW.

Street / Alley Located Between? Approximately 0.18 miles west of Horizon Drive along W Trinity Lane

Reason for Closure:

This portion of unnamed R.O.W no longer serves Metro, and is not part of the MCSP network. The north/south connecting roadway infrastructure in this area is proposed to be installed by adjacent developments.

Applicant: ~~All correspondence will be mailed to the applicant.~~

☐ Architect ☒ Engineer ☐ Property Owner ☐ Other:

Name: Andrew Wolthers

Business: Catalyst Design Group

Address:

City: Nashville State: TN Zip: 37209

Phone: 615-622-7200
business home business mobile

Fax:
business home business mobile

E-mail: awolthers@catalyst-dg.com

Applicant's Signature:

Filing Fee (All application fees are non-refundable)

Street / Alley Closure $300.00

Amount paid: $ 300

Accepted by: S CAIN Date: 6-11-2025

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
~~Cove Residential Holdings III, LLC~~	~~869 W Trinity Lane Nashville, TN 37207~~		~~07-07~~	~~63~~
Katherine D Abernathy	865 W Trinity Lane		070-07	64

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
MDHA (PILOT LEASE) ECG Trinity Flats, LP C. Hunter Nelson	0 W Trinity Lane (Formerly 869 W. Trinity Lane) Nashville, TN 37207		070-07	121
Katherine D Abernathy	865 W Trinity Lane		070-07	64

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

I, C. Hunter Nelson hereby attest that I have the authority to sign on behalf of the entity below and as such am authorized to sign on its behalf regarding authorization of the abandonment of right of way

located between Parcel 07007012100

and 07007006400

Legal Name of Business Entity: ECG Trinity Flats, LP

Business Entity registered in Davidson

County, TN.

Printed Name of Person Authorized to sign

C. Hunter Nelson

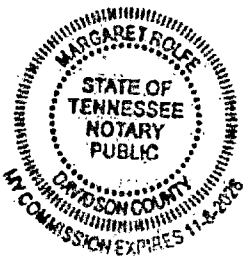
I have read the foregoing Affidavit and it is true and correct.

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8

Signature _____

Print Name C. Hunter Nelson

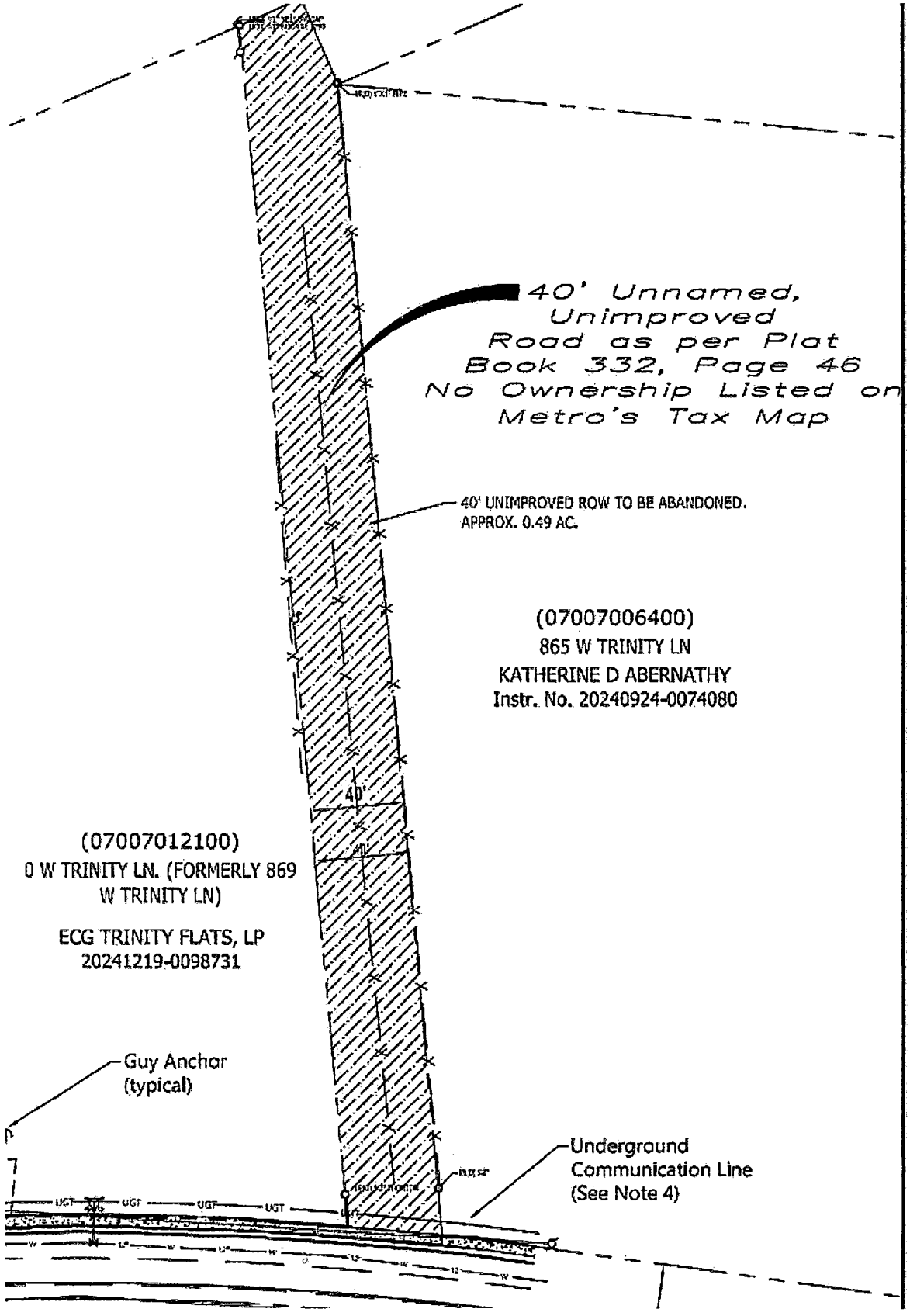
Signature Date 6/30/25



- Affidavit must be notarized to be accepted. Margaret Rolfe

commission expires - 11/8/28

Docusign Envelope ID: 5D0C6DBE-F3E1-47AC-9E1D-B401D14BC4D8



2025 SEP 9 PM4:14
FILED METROPOLITAN CLERK

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. BL2025-1052

An ordinance authorizing the abandonment of unnamed right-of-way and utility easements off West Trinity Lane. (Proposal Number 2025M-005AB-001).

Introduced SEP 16 2025

Passed First Reading SEP 16 2025

Amended OCT 09 2025

Passed Second Reading OCT 09 2025

Passed Third Reading OCT 21 2025

Approved OCT 23 2025

By _____
Metropolitan Mayor

Exhibit 2

LEGAL DESCRIPTION AND ILLUSTRATION OF THE REVERSION TRACT

Being a tract of land lying in the 2nd Council District of Davidson County, Nashville, Tennessee, and being a portion of an abandoned right of way, abandoned by Metro Nashville and Davidson County Ordinance Number 2025-1052. Said tract being bounded on the south by the northern right of way of West Trinity Lane, bounded on the west by the remainder of said abandoned right of way, bounded on the north by the southern right of way terminus of an unnamed right of way, and bounded on the east by Katherine D. Abernathy & Abernathy Family Trust Etal as recorded in Instrument Number 202510130081550, Register's Office of Davidson County, Tennessee. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the said northern right of way of West Trinity Lane, being the southwest corner of said Katherine D. Abernathy & Abernathy Family Trust Etal, and being ±925 feet west of the centerline intersection of said West Trinity Lane and Horizon Drive; thence with the said northern right of way and West Trinity with a curve to the left having an arc length of 20.36 feet, a central angle of 00°47'40", a radius of 1,468.39 feet, and having a chord bearing and distance of North 84°24'12" West 20.36 feet to a point; thence leaving said right of way of West Trinity Lane with the following: North 05°11'13" West 496.51 feet to a point; thence North 51°52'57" East 14.58 feet to a point lying on said southern right of way terminus of an unnamed right of way; thence with said right of way terminus of an unnamed right of way South 38°07'03" East 14.29 feet to a found 1-1/2" iron spike; thence leaving said right of way terminus of an unnamed right of way and with the common line of said Katherine D. Abernathy & Abernathy Family Trust Etal South 05°11'13" East 496.25 feet to the point of beginning.

Tract contains 10,031 square feet or 0.23 acres.
Bearings based on Tennessee State Plane Coordinate System

* An Illustration of the above-described property is set forth on the following page.

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

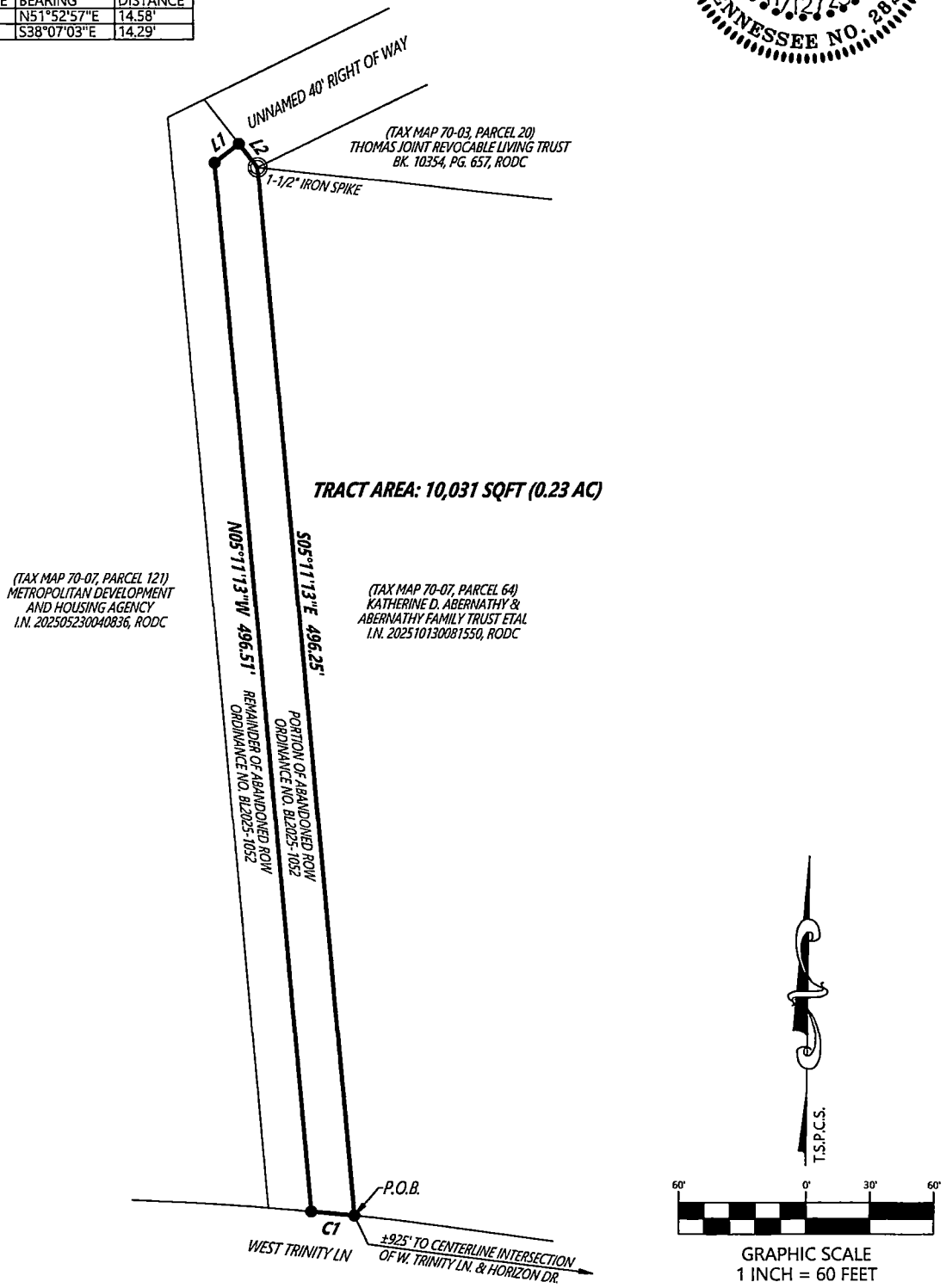
2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

3. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

L. BRANDON LAMBERT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
11/12/25
TENNESSEE NO. 2828

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.36'	0°47'40"	1468.39'	N84°24'12"W	20.36'

LINE	BEARING	DISTANCE
L1	N51°52'57"E	14.58'
L2	S38°07'03"E	14.29'



Drawing Path: P:\1045901\CAD\Survey\1045901_2025-11_Unnamed ROW.dwg

ChastainSkillman DCCM	PROPERTY EXHIBIT W. TRINITY LANE NASHVILLE, DAVIDSON COUNTY, TENNESSEE	DATE 11/12/2025 PROJECT NUMBER 1045901

Exhibit 3

LEGAL DESCRIPTION OF THE PARENT PARCEL

865 W. Trinity Lane (07007006400), Nashville, TN 37207, being 9.86 acres.

Land in Davidson County, Tennessee, being the Westerly two-thirds of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

Beginning at a point in the Northerly margin of West Trinity Lane at the Southeast comer of a roadway dedication 40 feet wide as shown on said survey; thence with the Easterly margin of said roadway North 9° 15' West 497 feet to an iron pin; thence South 87° 30' East 578.7 feet to a point; thence in a Southerly direction 490 feet, more or less, to a point in the Northerly margin of West Trinity Lane; thence along the Northerly margin of said Lane Westwardly 528.4 feet to the Point of Beginning.

AND

Land in Davidson County, Tennessee, being the Easterly one-third of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

Beginning at a point in the Northerly margin of West Trinity Lane 528.4 feet East of the Southeast terminus of a roadway dedication 40 feet wide as shown on said survey; thence Easterly along the Northerly margin of said lane 264.2 feet to an iron pin in the center line of a roadway dedication as shown on said survey; thence with the center line of said roadway North 0° 15' West 485 feet to an iron pin, thence North 87° 30' West 289.3 feet to a point; thence in a Southerly direction 490 feet more or less to a point in the Northerly margin of West Trinity Lane, being the point of the beginning

DERIVATION, being the same property conveyed to:

Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee of the Abernathy Family Trust (as to a 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest) FROM Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee of the Abernathy Family Trust (as to a 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest) BY Quitclaim Deed of Consolidation of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20251013-0081550.

Katherine D. Abernathy, as to a 1/3 interest, by virtue of Executor Quitclaim Deed from Katherine D. Abernathy, as Executor of the Estate of Robert W. Abernathy (a/k/a Robert Webster Abernathy), of record in the Register's Office for Davidson County, Tennessee in

Instrument Number 20240924-0074080, as further clarified by Scrivener's Affidavit of record in Instrument Number 20241114-0088825.

Lee Anne Abernathy as Trustee of the Abernathy Family Trust, as to a 1/3 interest, by virtue of Executor Quitclaim Deed from Lee Anne Abernathy, as Executor of the Estate of James David Abernathy, Jr., dated August 11, 2020, recorded August 20, 2020, in Instrument Number 20200820-0094174, Register's Office for Davidson County, Tennessee.

Mary Jane Abernathy Baird, as to a 1/3 interest, by virtue of Last Will and Testament of Erin C. Abernathy, dated August 3, 2004, recorded January 17, 2008, in Instrument Number 20080409-0035860, Register's Office for Davidson County, Tennessee.