WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2024.

Notary Public

COMMISSION EXPIRES: 5/8/2026

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1195727 DEEDWARR
10/18/2024 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20241018-0081186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Shaw	Same As New Owner	158-07-0-038
(NAME)	(NAME)	
107 13th Avenue Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brian McCraw and Meredeth McCraw, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Shaw,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 33 of Forrest Trails Subdivision, Section 2, of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

Beginning at the north most point of lot 33 and being a common boundary of lots 33, 34 and 38, thence South 40 degrees 54 minutes East, 260.0 feet; thence South 80 degrees 28 minutes East 397.5 feet to a concrete marker, this being the community boundary line of lots 33 and 34; thence South 72 degrees 55 minutes East, 80.00 feet to a concrete marker; thence South 17 degrees 05 minutes West, 150.20 feet to a concrete marker; thence North 88 degrees 05 minutes West, 382.70 feet to a point; thence North 87 degrees 41 minutes West, 240.4 feet to a concrete marker; thence North 4 degrees 12 minutes East to the point of beginning, and containing 3.40 acres more or less.

Together with ingress and egress driveway easement as well as public utility easement from Melbourne Drive on and across Lots 34 and 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however; this easement is subservient to the TVA power line easement of record in Book 2276, Page 402, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian McCraw and wife, Meredeth McCraw, husband and wife by Warranty Deed from Boyd A. Simmons and wife, Ethel B. Simmons, of record in Instrument No. 20211019-0140070, dated October 15, 2021 and recorded October 19, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as **6206 Melbourne Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37215** (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of October, 2024.

Brian McCraw

Meredeth McCraw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Brian McCraw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2024.

Notary Public

Commission Expires: 5/8/2028

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared, **Meredeth McCraw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2024.

Notary Public

Commission Expires: 5/8/2028

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

Certificate of Authenticity

I, Robert L. Scruggs, 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 on this the 18th day of October, 2024.

Signature 10/18/2024

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed the 18th day of October, 2024.

Notary's Signature

My Commission Expires: 09/08/2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025