Karen Johnson Davidson County
Batch# 1400080 DEEDQC
04/01/2026 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0025790

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
6206 Melbourne LLC 107 13th Avenue Circle Nashville, TN 37212	Same As Owner	158-07-0-038 and 158-07-0-039

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Willam H. Shaw,** does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto **6206 Melbourne LLC a Tennessee limited liability company,** in and to the following tract of land in **Davidon County, Tennessee**, described as follows, to-wit:

Tract I:
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 William H. Shaw by Warranty Deed from Brian McCraw and wife, Meredeth McCraw, husband and wife, filed for record on October 18, 2024 as Instrument No. 20241018-0081186, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6206 Melbourne Drive, Nashville, TN 37215

Tract II:
Land in Davidson County, Tennessee, Lot No. 34 on the Plan of Section 2, Forrest Trials of record in Book 4675, page 45, corrected by Surveyors Certificate of Correction of record in Book 4768, page 579, Register's Office for Davidson County, Tennessee.

Beginning at the North most boundary line of Lot 34, this being a common point with Lot 35 on said subdivision plan; thence South 58 degrees 28 min. East with said boundary line of Lot 35, 677.5 feet to a point; thence South 17 degrees 5 min. West 43.30 feet to a concrete marker; thence North 72 degrees 55 min. West 80 feet to a concrete marker; thence South 17 degrees S min. West 100.00 feet to a concrete marker; thence North 80 degrees 28 min. West along the boundary line of Lot 33, 397.5 feet to a point; thence North 40 degrees 54 min. West still along a common boundary line of Lots 33 and 34, 260 feet to a point; thence North 26 degrees 43 min. East 229.9 feet to the point of beginning. Said Lot containing 3.57 acres, more or less. Together with a 60 foot driveway, public utility and drainage easement from Melbourne Drive on and across Lot 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 William H. Shaw by Warranty Deed from Remote Land Experts, LLC, a California limited liability company, dated October 16, 2024, filed for record on October 18, 2024 in Instrument No. 20241018-0081183, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: Melbourne Drive, Nashville, TN 37215

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30 day of March 2026.

William H. Shaw

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 **William H. Shaw** the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this the 30th **day of March 2026.**

NOTARY PUBLIC
My Commission Expires: 11-8-2028

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer~~ is -$0.00.

(Affiant)

Subscribed and sworn to before me, this 30th day of March 2026.

NOTARY PUBLIC
My Commission Expires: 11-8-2028

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2028

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 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 30th day of March, 2026

Robert L Scruggs 3-30-2026

Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 30th day of March, 2026.

Melody M Jenkins

Notary's Signature
My Commission Expires: 7-2-2029

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029