Karen Johnson Davidson County
Batch# 1400081 DEEDQC
04/01/2026 09:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260401-0025791

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:**
1104 McFerrin LLC **107 13th Avenue Circle** **Nashville, TN 37212**	**Same As Owner**	**082-04-0-43600**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Willam H. Shaw, married,** does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto **1104 McFerrin LLC a Tennessee limited liability company**, in and to the following tract of land in **Davidon County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 4, as shown on the map entitled Map of Carter Lane Place of record In Plat Book 547, Page 105, In the Register's Office for Davidson County, Tennessee, to which Plan reference 1s hereby made for a more complete and accurate description

Included in the above but Excluded therefrom s that portion of Lot 4 described in the deed to the State of Tennessee recorded In Book 4064, Page 867, In the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William H. Shaw, married, by Warranty Deed from CK Flips 615 LLC, a Tennessee limited liability company, dat4d April 22, 2025 and filed for record on April 25, 2025 in Instrument No. 20250425-0031892, Register's Office of Davidson County, Tennessee

This is improved property known as: 1104 McFerrin Avenue, Nashville, TN 37206

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.

Robert L Scruggs

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.

William H Shaw

(Affiant)

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

Robert L Scruggs

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

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 5-30-2028
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