THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1316620 DEEDWARR
08/29/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250829-0069456

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Paul J. Pate 5712 Spring House Way Brentwood, TN 37027	NEW OWNER	160-12-0-159.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Shaw-McEwen, Trustee of the Sharon Shaw-McEwen Revocable Trust, dated April 17, 2023** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Paul J. Pate,** _____, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5712 Spring House Way, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No, 209 on the Plan of the Hearthstone, Phase 4, as of record in Book 5200, page 547 and 548, and amended in Book 6096, Page 753, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Shaw, unmarried by Warranty Deed from Christopher A. Robinson, unmarried of record in Book 10138, page 587, Register's Office for Davidson County, Tennessee, dated July 29, 1996 and recorded on July 31, 1996.

Being the same property conveyed to Sharon Shaw-McEwen by Quitclaim Deed from Phillip L. McEwen of record in Instrument No. 20101201-0095558 Register's Office for Davidson County, Tennessee, dated October 04, 2002 and recorded on December 01, 2010.

Being the same property conveyed to Sharon Shaw-McEwen, Steven Eugene Shaw, Michelle Elaine Shaw, Michael Morris Shaw, as tenants in common with right of survivorship by Quitclaim Deed from Sharon Shaw-McEwen of record in Instrument No. 20101215-0099864 Register's Office for Davidson County, Tennessee, dated November 16, 2010 and recorded on December 15, 2010.

Being the same property conveyed to Sharon Shaw-McEwen, Steven Eugene Shaw, Michelle Elaine Shaw, Michael Morris Shaw, as tenants in common with right of survivorship by Quitclaim Deed from Sharon Shaw-McEwen of record in Instrument No. 20110309-0018951 Register's Office for Davidson County, Tennessee, dated February 11, 2011 and recorded on March 09, 2011.

Being the same property conveyed to Sharon Shaw-McEwen, Trustee of The Sharon Shaw-McEwen Revocable Trust dated April 17, 2023 by Quitclaim Deed from Sharon Shaw-McEwen, Steven Eugene Shaw, Michelle Elaine Shaw, Michael Morris Shaw, as tenants in common with right of survivorship of record in Instrument No. 20230831-0068132 Register's Office for Davidson County, Tennessee, dated April 17, 2023 and recorded on August 31, 2023.

This is improved (X) unimproved ( ) property known as 5712 Spring House Way, Brentwood, TN 37027.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 28th day of August, 2025.

The Sharon Shaw-McEwen Revocable Trust, dated April 17, 2023

By: _____
Sharon Shaw-McEwen, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared **Sharon Shaw-McEwen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Trustee** of the **Sharon Shaw-McEwen Revocable Trust, dated April 17, 2023**, the within named seller, and that such Sharon Shaw-McEwen. as such Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing her name as Trustee.

Witness my hand, at office, this 28th day of August, 2025.

_____
Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 29th day of August, 2025.

_____
Notary Public
My commission expires: _____

RHONDA S HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Certificate of Authenticity

I , Rhonda S. Hardison , 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 August 28, 2025

Rhonda S. Hardin
Affiant Signature

Date: August 29, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 29th day of August, 2025.

Notary Public
My Commission Expires:

