Spartan Settlement Services
GF# TN-25-51

Karen Johnson Davidson County
Batch# 1319844 DEEDWARR
09/08/2025 11:25:30 AM 5 pgs
Fees: $28.00 Taxes: $2,682.50
20250908-0071531

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. 25-51

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 160-12-0-159

WARRANTY DEED

THIS INDENTURE made and entered into on this 29 **day of** August, 2025, by and between **PAUL J. PATE,** residing at 1004 Annecy Pkwy Nolensville, TN 37135-3040 hereinafter referred to as Grantor(s) and **MUSIC CITY HOLDINGS LLC,** located at 6 Cadillac Drive, STE 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Seven Hundred Twenty Five Thousand and 00/100 Dollars ($725,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5712 Spring House Way, Brentwood, TN 37027

Being the same property conveyed to PAUL J. PATE from Sharon Shaw-McEwen, Trustee of the Sharon Shaw-McEwen Revocable Trust, dated April 17, 2023 in a General Deed dated August 28, 2025 and recorded August 29, 2025 under 20250829-0069456, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

PAUL J. PATE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **PAUL J. PATE** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~August Ar~~ 27 Mallory, this 29 day of August, 2025.

Notary Public

My Commission expires: 4-3-2027

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of the Hearthstone, Phase 4, as of record in Plat Book 5200, Pages 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, dated 07/29/1996 and recorded 07/31/1996, of record in Book 10138, Page 587, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sharon Shaw-McEwen, by Quitclaim Deed from Phillip L. McEwen, dated 10/04/2002 and recorded 12/01/2010, of record in Instrument Number 20101201-0095558, in the Register's Office for Davidson County, Tennessee.

Further 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, dated 11/16/2010 and recorded 12/15/2010, of record in Instrument Number 20101215-0099864, in the Register's Office for Davidson County, Tennessee.

Further 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, dated 02/11/2011 and recorded 03/09/2011, of record in Instrument Number 20110309-0018951, in the Register's Office for Davidson County, Tennessee.

Further 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, dated 05/23/2023 and recorded 08/31/2023, of record in Instrument Number 20230831-0068132, in the Register's Office for Davidson County, Tennessee.

Parcel ID Number: 160-12-0-159

Property Commonly Known As: 5712 Spring House Way, Brentwood, TN 37027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $725,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: PAUL J PATE

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 29 day of August, 2025

Notary Public
My Commission Expires: 4-3-2027

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

MUSIC CITY HOLDINGS LLC
6 Cadillac Drive, STE 250
Brentwood, TN 37027

Name and address of property owner:

MUSIC CITY HOLDINGS LLC
6 Cadillac Drive, STE 250
Brentwood, TN 37027

GF# TN-25-51

Tennessee Certification of Electronic Document

I, Brittani Henderson, 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 29, 2025 (date of document).

Brittani Henderson
Affiant Signature

9/4/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 4 day of Septermber, 2025.

Notary's Signature

My Commission Expires: 5/29/29

NOTARY'S SEAL

