Spartan Settlement Services
GF# TN-25-49

Karen Johnson Davidson County
Batch# 1326142 DEEDWARR
09/23/2025 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $2,826.80
20250923-0076036

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 **MUSIC CITY HOLDINGS LLC,** located at 6 Cadillac Drive, STE 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **AUTUMN KRAUSE, married,** residing at 709 Hogan Rd, Nashville, TN 37220, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Seven Hundred Sixty Four Thousand and 00/100 Dollars ($764,000.00), 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 Sumner 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 Music City Holdings, LLC from Paul J Pate in a Warranty Deed dated August 29, 2025 and recorded September 8, 2025 under 20250908-0071531 in the Register's Office of Sumner 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.

MUSIC CITY HOLDINGS LLC

Name: **ROBERT LIVELY**
Title: **Authorized Signatory**

STATE OF TN
COUNTY OF Williamson

Before me, Samuel Skare, a Notary Public, of the State and County mentioned, personally appeared ROBERT LIVELY 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 Authorized Signatory (insert title) of MUSIC CITY HOLDINGS LLC, the within named Grantor and that such Authorized Signatory (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Brentwood, this 29th day of August, 2025.

Notary Public

My Commission expires: 11/8/28

SAMUEL SKARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

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

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land located in Sumner County, Tennessee, described as follows to-wit:

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

Spartan Settlement Services
GF# TN-25-49

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 $ 764,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Samantha Copeland

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 19 day of September, 2025

Notary Public
My Commission Expires: 03.18.2028

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648

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

Autumn Krause
709 Hogan Road
Nashville, TN 37220

Name and address of property owner:

Autumn Krause
709 Hogan Road
Nashville, TN 37220

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 September, 2025.

Notary's Signature

My Commission Expires: 5/29/29

NOTARY'S SEAL

