Karen Johnson Davidson County
Batch # 1402454 DEEDWARR
04/07/2026 09:31:56 AM 2 pgs
Fees: $13.00 Taxes: $4,834.05
20260407-0027684

Warranty Deed

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,306,500.00 Affiant Subscribed and sworn to before me, this the 6th day of April, 2026. Notary Public My commission expires: 7/7/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sara Whitaker and Preston Eggers	New Owner(s)	160-12-0-159.00
5712 Spring House Way		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUTUMN KRAUSE, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA WHITAKER AND PRESTON EGGERS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF 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 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.

Being the same property conveyed to Paul J. Pate by General Warranty Deed from Sharon Shaw-McEwen, Trustee of the Sharon Shaw-McEwen Revocable Trust, dated April 17, 2023 of record in Instrument No. 20250829-0069456 Register's Office for Davidson County, Tennessee, dated August 28, 2025 and recorded on August 29, 2025.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Paul J. Pate of record in Instrument No. 20250908-0071531 Register's Office for Davidson County, Tennessee, dated August 29, 2025 and recorded on September 08, 2025.

Being the same property conveyed to Autumn Krause, married by Warranty Deed from Music City Holdings LLC of record in Instrument No. 20250923-0076036 Register's Office for Davidson County, Tennessee, dated August 29, 2025 and recorded on September 23, 2025.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5712 Spring House Way, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2026.

Autumn Krause

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Autumn Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2026.

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029