Karen Johnson Davidson County
Batch# 1379162 DEEDWARR
02/11/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20260211-0010696

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Shannon Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Saunders	**Same as New Owner**	
(NAME)	(NAME)	
2104 Sheridan Rd		072 16 4M 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KEVIN MONTGOMERY, TRUSTEE OF THE 2104 SHERIDAN RD. TRUST U/A/D APRIL 27, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON SAUNDERS,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. A on the Plan of Homes at 2104 and 2106 Sheridan, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20200304-0024333, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Warranty Deed from Cara Leigh Jackson, a single woman, dated October 31, 2017 and recorded November 1, 2017 in Instrument No. 20171101-0112010, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Wade Properties LLC, a Tennessee limited liability company by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, dated May 10, 2018 and recorded May 11, 2018 in Instrument No. 20180511-0045228, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Quitclaim Deed from Wade Properties LLC, a Tennessee limited liability company dated March 4, 2020 and recorded March 4, 2020 in Instrument No. 20200304-0024332, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kevin Montgomery, Trustee of the 2104 Sheridan Rd Trust U/A/D/ April 27, 2021 by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, dated August 11, 2022 and recorded August 12, 2022 in Instrument No. 20220812-0091991, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2104 Sheridan Rd, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 9th day of February, 2026

2104 SHERIDAN RD. TRUST U/A/D APRIL 27, 2021

BY: _____

KEVIN D. MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Montgomery with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee of The 2104 Sheridan Rd. Trust U/A/D April 27, 2021, the within-named bargainor, and that they, as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by himself as Trustee.

Witness my hand and official seal this 9th day of February, 2026.

Commission expires: 3/3/2026

M.L. Schodroski
Notary Public

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

CERTIFICATE OF AUTHENTICITY

I, **Melissa Jansen**, 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 **02/09/2026**.

Date

Affiant Signature

02/09/2026
Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **9th** day of **February**, 2026.

Notary's Signature

My Commission Expires: **11/05/2029**
Date

Notary's Seal (if on paper)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY