Karen Johnson Davidson County
Batch# 1442432 DEEDWARR
07/06/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20260706-0060415

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(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
Courtney Kelly and Timothy Kelly, and Pamela Kelly	Primis Mortgage Company	
(NAME) 2106 Sheridan Rd	(NAME) 5535 Currituck Drive, Ste 120	072 16 4M 002.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Wilmington, NC 28403	
(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 2106 SHERIDAN RD. TRUST U/A/D MARCH 16, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY PAMELA KELLY, A SINGLE PERSON, AS TO AN UNDIVIDED ONE-HALF INTEREST, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP WITH TIMOTHY SHAWN KELLY AND PAMELA KAY KELLY, A MARRIED COUPLE AS TENANTS BY THE ENTIRETY AS BETWEEN THEMSELVES, AS TO AN UNDIVIDED ONE-HALF INTEREST,** 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 located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2104 AND 2106 SHERIDAN, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2104 AND 2106 SHERIDAN, a Horizontal Property Regime, of record in Instrument No. 20200304-0024333, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kevin Montgomery, Trustee of the 2106 Sheridan Rd. Trust, dated March 16, 2021, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20210322-0037853, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

Being the same property conveyed to William Kenneth Wade, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20210322-0037611, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

Being 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, of record in Instrument No. 20200304-0024332, in the Register's Office of Davidson County, Tennessee, dated March 04, 2020 and recorded on March 04, 2020.

Being 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, of record in Instrument No. 20180511-0045228, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

Being 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, of record in Instrument No. 20171101-0112010, in the Register's Office of Davidson County, Tennessee, dated October 31, 2017 and recorded on November 01, 2017.

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 2106 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 30th day of June, 2026

The 2106 Sheridan Rd. Trust U/A/D March 16, 2021

BY: _____
Kevin 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 2106 Sheridan Rd. Trust U/A/D March 16, 2021, the within-named bargainor, and that he, 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 30th day of June, 2026

Commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

M. R. Schodroski
Notary Public

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of June, 2026.

Affiant Signature
Date 6/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

