Karen Johnson Davidson County
Batch# 1455572 DEEDWARR
08/04/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260804-0071650

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9774-AJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2026.

Notary Public
My Commission Expires: 5/19/2027

LINZY B. LEHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zane Celmer and Stacy Mcallister-Brooks 306B Queen Ave Nashville, TN 37207	JPMorgan Chase Bank, N.A. 3415 Vision Dr. Columbus, OH 43219	

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kennedy Shields, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Zane Celmer and Stacy Mcallister-Brooks, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Cottages at 306 Queen Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages at 306 Queen Avenue, a Horizontal Property Regime, of record in Instrument Number 20170721-0074216 and amended in Instrument No(s). 20180320-0026296 and 20190610-0055428, 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 inerest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kennedy Murakami, single woman by Warranty Deed from Griffin Stark, an unmarried man of record in Instrument No. 20210302-0026229 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021. Kennedy Murakami has since married and is now known as Kennedy Shields. Jonathon Shields joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **306B Queen Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2026.

GRANTOR:

Kennedy Shields

Jonathon Shields

STATE OF Maine
COUNTY OF Cumberland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kennedy Shields and Jonathon Shields, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **29**th day of July, 2026.

Notary Public Donna M. Cach
My Commission expires: 3-25-2030

DONNA M. CACH
NOTARY PUBLIC
State of Maine
My Comm. Expires March 25, 2030

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 7/29/2026 (**date of document**).

Affiant Signature

7/30/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029