Karen Johnson Davidson County
Batch# 607190 DEEDQC
04/06/2021 08:42:32 AM 1 pg
Fees: $12.00 Taxes: $0.00
20210406-0044569

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Shannon Finnegan and Charles Aly	Same	161110A04200CO
384 Huntington Ridge Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Shannon Finnegan, an unmarried woman,**, the grantor herein, does hereby Quitclaim and convey unto the said **Shannon Finnegan, a married woman, and Charles Aly, a married man, as Joint Tenants,** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Huntington Ridge Townhomes, as of record in Book 4675, page 9, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon Finnegan, an unmarried woman, by Quitclaim Deed from Carlton Scott, unmarried, dated 12/21/2012 and filed for recor on 01/03/2013, of record in Instrument No. 2013103-0000923, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 384 Huntington Ridge Drive, Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 23 day of March, 2021.

Affiant

My commission expires: 3/1/25

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WITNESS, the said Grantor hereunder set its hand and seal this ___ day of March, 2021.

Shannon Finnegan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named **Shannon Finnegan**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of March, 2021.

Notary Public

My Commission Expires 3/1/25

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY