Karen Johnson Davidson County
Batch# 911853 DEEDQC
09/02/2022 08:52:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220902-0098986

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 SHANNON FINNEGAN, AFFIANT Subscribed and sworn to before me, this 30th day of August 2022. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/03/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CHARLES W. ALY and SHANNON LYNN FINNEGAN, CO-TRUSTEES 384 Huntington Ridge Dr. Nashville, TN 37211	New Owner	Map and Parcel No.: 161110A04200CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Shannon Finnegan, a married woman, and Charles Aly, a married man, as Joint Tenants, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Charles W. Aly and Shannon Lynn Finnegan, Co-Trustees of the Aly-Finnegan Joint Revocable Trust, created June 17, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 384 Huntington Ridge Drive, Nashville, Tennessee 37211, and more particularly described 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, a married woman, and Charles Aly, a married man, as Joint Tenants, from Shannon Finnegan, an unmarried woman, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20210406-0044569.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30th day of August 2022.

Shannon Finnegan, Grantor

Charles Aly, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 30th day of August 2022.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Charles Aly**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of August, 2022.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

