Karen Johnson Davidson County
Batch# 1122750 DEEDWARR
04/15/2024 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $858.40
20240415-0026605

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2024.

Jennifer Russell
Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 326 Huntington Ridge Dr Trust	**New Owner**	**161110A17500CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Dana Shinn, Gina Shinn Inman, and Jenee Shinn Lindsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 326 Huntington Ridge Dr Trust

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. 175, Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Donna Puig Shinn, unmarried, by Warranty Deed from Betty Cunningham Kirtland and husband, Phillip D Kirtland, dated February 13, 2002, of record in Instrument No. 20020228-0025459, in the Register's Office for Davidson County, Tennessee. Donna Puig Shinn died intestate and unmarried on/about December 10, 2023, leaving Gina Shinn Inman, Dana Shinn, and Jenee Shinn Lindsey as her heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202404150026603, and Instrument No. 202404150026604, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was not the sole primary Grantors, their spouses, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Agreement of record in Book 9732, Page 551, Book 9775, Page 308, Book 11345, Page 59, said Register's Office.

Easements of record in Instrument No. 20140902-0079897, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 326 Huntington Ridge Dr, Nashville, TN 37211.

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 in 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.

_____ Date: 4-10-24
Dana Shinn

STATE OF Colorado
COUNTY OF La Plata

Personally appeared before me, a Notary Public of said County and State, Dana Shinn, the within named Grantor(s), 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, at office, this 10th day of April, 2024.

ADRIENNE GOMEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20044018695
MY COMMISSION EXPIRES DEC 1, 2025

_____
NOTARY PUBLIC

My Commission Expires: 12/1/25

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 in 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.

Gina Shinn Inman Date: 4/10/24

Gina Shinn Inman

STATE OF LOUISIANA

COUNTY OF ST. TAMMANY

Personally appeared before me, a Notary Public of said County and State, Gina Shinn Inman, the within named Grantor(s), 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, at office, this 10TH day of APRIL, 2024.

Geralyn N Lips

NOTARY PUBLIC

My Commission Expires: WITH LIFE

GERALYN N. LIPS
Notary Public - State of Louisiana
Notary ID Number 134206

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 in 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.

Jenee Shinn Lindsey Date: 4-10-2024

Jenée Shinn Lindsey

STATE OF Texas

COUNTY OF Fort Bend

Personally appeared before me, a Notary Public of said County and State, Jenee Shinn Lindsey, the within named Grantor(s), 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, at office, this 10th day of April, 2024.

JAY SONNENBURG
Notary Public, State of Texas
Comm. Expires 12-10-2025
Notary ID 133484424

NOTARY PUBLIC

My Commission Expires: 12-10-2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/10/24 (date of document).

Jennifer Russell
Affiant Signature

4/15/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

