Karen Johnson Davidson County Batch# 1222827 DEEDWARR 01/02/2025 02:15:30 PM 3 pgs Fees: $18.00 Taxes: $958.30 20250102-0000311	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $259,000.00 Affiant Subscribed and sworn to before me, this 13th day of Dec., 2024 Notary Public My commission expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Dick	Fairway Independent Mortgage Corp.	**161110A17500CO**
326 Huntington Ridge Dr	P.O. Box 111298	
Nashville, TN 37211	Carrollton, TX 75011	

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,

Erin Dias, Trustee of The 326 Huntington Ridge Dr. Trust

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

David Dick, married

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 Erin Dias, Trustee of The 326 Huntington Ridge Dr. Trust, by Warranty Deed from Dana Shinn, Gina Shinn Inman, and Jenee Shinn Lindsey, dated April 10, 2024, of record in Instrument No. 20240415-0026605, in the Register's Office for Davidson County, Tennessee.

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. 202401415-0026603 and Instrument No. 20240415-0026604, Register's Office of Davidson County, Tennessee.

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 Drive

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: 12-12-24
The 324 Huntington Ridge Dr Trust

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 326 Huntington Ridge Dr TRUST and that she is authorized by the 326 Huntington Ridge Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 12 day of December, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

True Copy Certification

I, Yvette Meldrum, 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 December 13, 2024.

Signature
December 13, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 13, 2024

Notary's Signature

My Commission Expires: 4-13-25

