Karen Johnson Davidson County
Batch# 1247607 DEEDWARR
03/14/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250314-0019166

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/24/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily N. Ray	New Owner	
(NAME)	(NAME)	
384 Huntington Ridge Drive		161 11 0A 042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **CHARLES W. ALY AND SHANNON LYNN FINNEGAN, CO-TRUSTEES OF THE ALY-FINNEGAN JOINT REVOCABLE TRUST CREATED JUNE 17, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY N. RAY. AN UNMARRIED WOMAN**, 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 Lot No. 42 on the Plan of HUNTINGTON RIDGE TOWNHOUSES, as of record in Plat 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 Charles W. Aly and Shannon Lynn Finnegan, Co-Trustees of the Aly-Finnegan Joint Revocable Trust, created June 17, 2022, by Quitclaim Deed from Shannon Finnegan, a married woman, and Charles Aly, a married man, as Joint Tenants, of record in Instrument No. 20220902-0098986, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022 and recorded on September 02, 2022.

Being the same property conveyed to Shannon Finnegan, a married woman, and Charles Aly, a married man, as Joint Tenants, by Quitclaim Deed from Shannon Finnegan, an unmarried woman, of record in Instrument No. 20210406-0044569, in the Register's Office of Davidson County, Tennessee, dated March 23, 2021 and recorded on April 06, 2021.

Being the same property conveyed to Shannon Finnegan, unmarried, by Quitclaim Deed from Carlton Scott, unmarried, of record in Instrument No. 20130103-0000923, in the Register's Office of Davidson County, Tennessee, dated December 21, 2012 and recorded on January 03, 2013.

Being the same property conveyed to Shannon Finnegan and Carlton Scott, both unmarried, by Warranty Deed from Bradley D. Holland and Wife, Audrey Holland, of record in Instrument No. 20010405-0033608, in the Register's Office of Davidson County, Tennessee, dated January 08, 2001 and recorded on April 05, 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 384 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 10th day of March, 2025

THE ALY-FINNEGAN JOINT REVOCABLE TRUST CREATED JUNE 17, 2022

BY: _____
CHARLES W. ALY, TRUSTEE

BY: _____
SHANNON LYNN FINNEGAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Aly and Shannon Lynn Finnegan with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose of therein contained, and who further acknowledged that they are the Co-Trustees of the Aly-Finnegan Joint Revocable Trust created June 17, 2022, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal this 12th day of March, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

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 3/12/2025 (date of document).

Jennifer Russell
Affiant Signature

3/13/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

