PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 301856 DEEDQC
10/16/2019 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191016-0106171

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is zero ($0).

AFFIANT

THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 16th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 11/14/24

ADDRESS OF NEW OWNER:

2025 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

Map & Parcel No:

33-8-49

EXECUTOR'S DEED

In consideration of $10.00 and other good and valuable consideration, Randall Toney, Executor, of the Estate of Charles F. Toney, Grantor, hereby conveys all of its undivided right, title and interest to the hereinafter described property to Randall Toney, Trustee of The Charles F. Toney Family Trust, Grantee. Said property conveyed herein is described as follows:

Being Lot No. 143 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, inclusive, Register's Office for said County, as follows:

Said Lot no. 143 fronts 78 feet on the northeasterly side of Marita Avenue and runs back 143.5 feet on the southeasterly line and 195.7 feet on the northwesterly line to a dead line in the rear on which it measures 132.9 feet, said dead line being a broken line.

This is improved property known as: 102 Marita Avenue, Goodlettsville, TN 37072

Being the same property conveyed to Charles F. Toney and Randall Toney, as tenants in common, by deed from Andrea Anita Langdon Dearman, Theresa Lynn Langdon, and Marc

Dalton Langdon, heirs of Anita G. Langdon, deceased, of record in Book 8305, Page 263, Register's Office for Davidson County, Tennessee, dated March 5, 1991.

Subject to any and all existing restrictions and easements of record.

This description is the same description provided in the previous deed of record.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 16th day October, 2019.

The Estate of Charles F. Toney

Randall Toney, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Toney, with whom I am personally acquainted and who upon oath acknowledged he is the Executor of the Estate of Charles F. Toney, and is authorized by The Estate of Charles F. Toney to execute the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2019.

Notary Public

My Commission Expires: 11/14/21

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

N:\Sidwell Title\Estate Plans\Toney - Probate\Executor's Deed 102 Marita Ave.doc

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

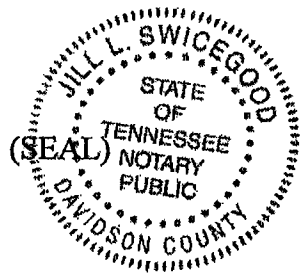
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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