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 4 pgs
Fees: $22.00 Taxes: $0.00
20191016-0106173

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

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 1/14/21

ADDRESS OF NEW OWNER:

2025 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

Map & Parcel No:
1. Map 33-8, Parcel 139
2. Map 33-12, Parcel 89
3. Map 33-8, Parcel 83
4. Map 33-8, Parcel 126
5. Map 33-8, Parcel 50

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:

First Property - 311 Janette Drive, Goodlettsville, Tennessee 37072:
Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Gatewood, Section 3, of record in Book 4175, Pages 49 and 50, Register's Office for said County.

Said Lot No. 272 fronts 65.17 feet on the northwesterly margin of Janette Avenue and extends back 221.60 feet on the northeasterly line and 215.0 feet on the southwesterly line to a dead line in the rear, measuring 99.05 feet thereon.

Second Property – 216 Friendship Drive, Goodlettsville, Tennessee 37072:
Being Lot No. 45 on the Plan of Gateway Section 1, of record in Book 3300, Pages 39-40, Register's Office for said County.
Beginning at a point in the northeasterly margin of Janette Avenue at the common corner of

Lots No. 45 and 60; thence with the line between said lots, northeasterly 100.8 feet to a corner of Lot No. 46; thence with the line between Lots No. 45 and 46, northwesterly 126 feet to a point in the southeasterly margin of Friendship Drive; thence with the margin for the same, southwesterly 72.5 feet to a point at the beginning of a curve; thence around said curve, southeasterly 37.6 feet to a point in the northeasterly margin of Janette Avenue; thence with the margin for the same, southeasterly 104.6 feet to the point of beginning.

This conveyance is made subject to the restrictions recorded in Book 3344, page 582, and to the easements and limitations shown on the Map of record in Book 3300, Pages 39 and 40, said Register's Office.

Third Property – 120 Hardaway Drive, Goodlettsville, Tennessee 37072:
Land in Davidson County, Tennessee, being Lot no. 322 on the Plan of Gatewood, Section 2, of record in Book 3700, Pages 144-145, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 322 fronts 136.65 feet on the westerly margin of Hardaway Drive and extends back 220.2 feet on the southerly line and 181.1 feet on the northerly line to a dead line in the rear measuring 155.5 feet thereon.

Fourth Property – 318 Janette Avenue, Goodlettsville, Tennessee 37072:
Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 and 50, Register's Office for said County.

Said lot fronts 76 feet on the southeasterly side of Janelle Avenue, and extends back 163.8 feet on the northeasterly line and 167.2 feet on the southwesterly line to a dead line and measures 76.06 feet thereon.

Fifth Property – 414 Gates Drive, Goodlettsville, Tennessee 37072:
Being Lot No. 142 on the Plan of Gatewood Subdivision, Section 1, as of record in Book 3300, Pages 47-52, both inclusive, said Register's Office.

Beginning at a point in the southeast margin of Gates Road, at the corner of Lots 141 and 142, thence with the line between said lots, southeasterly 144 feet to a corner Lot No. 143; thence with the line between Lots 142 and 143, southwesterly 195.7 feet to the easterly margin of Marita Avenue; thence with the margin of the same, northwesterly 76.7 feet to the beginning of a curve; thence around said curve, northerly 38.3 feet to the margin of Gates Road; thence with the margin of same, northeasterly 153.7 feet to the point of beginning.

All of the above properties being part of the same property conveyed to Charles F. Toney, individually, in fee simple, by deed from Charles F. Toney and wife, Allie B. Toney, as tenants by the entirety, of record in Instrument No. 20051117-0139109, Register's Office for Davidson County, Tennessee, dated October 12, 2005.
Subject to any and all existing restrictions and easements of record.

These descriptions are the same descriptions 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

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

N:\Sidwell Title\Estate Plans\Toney - Probate\Executor's Deed 5 Parcels.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.

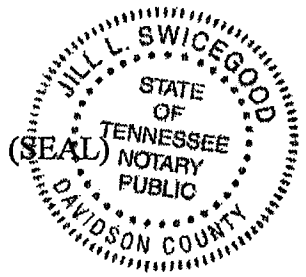
Attorney or Custodian

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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