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

Karen Johnson Davidson County
Batch# 1246019 DEEDQC
03/14/2025 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0018623

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 11th day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 11/12/25

ADDRESS OF NEW OWNER:
Randall Toney
2025 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

Map & Parcel No:

43-10-79

EXECUTOR'S DEED

In consideration of $10.00 and other good and valuable consideration, **Randall Toney, Executor, of the Estate of Allie B. 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 under the Last Will & Testament of Allie B. Toney dated November 29, 2005**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 58-A on the plan of Resubdivision of Lot 58 as of record in Book 4470, Page 28, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Allie B. Toney by Deed from Charels F. Toney and wife, Allie B. Toney of record in Instrument # 20051117-0139108, Register's Office for Davidson County, Tennessee.

This is improved property known as: 228 May Drive, Madison, TN 37115

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 11th day March, 2025.

The Estate of Allie B. 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 Allie B. Toney, and is authorized by The Estate of Allie B. Toney to execute the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2025. .

Notary Public

My Commission Expires: 11/10/25

C:\Users\Kim Hicks\Documents\Toney Deeds\Executor's Deed 228 May Drive.doc

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11 day of March, 2025.

K. Thomas Sidwell
Date: 3-11-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11 day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY