****This Quitclaim Deed was prepared from information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1246020 DEEDQC
03/14/2025 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018626

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 11 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 11/6/25

ADDRESS OF NEW OWNER:
Melisa Toney Wilkerson
2012 Sadie Lane
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Melisa Toney Wilkerson
2012 Sadie Lane
Goodlettsville, TN 37072

Map/Parcel:
43-6-331

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Randall Toney, Trustee of The Charles F. Toney Family Trust under the Last Will & Testament of Allie B. Toney dated November 29, 2005**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Melisa Toney Wilkerson**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

WITNESS my hand this 11 day of March, 2025.

GRANTOR:

Randall Toney, Trustee
of The Charles F. Toney Family Trust
under the Last Will & Testament of
Allie B. Toney dated November 29, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared **Randall Toney, Trustee of The Charles F. Toney Family Trust under the Last Will & Testament of Allie B. Toney dated November 29, 2005**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office, this 11 day of March, 2025.

Notary Public

My Commission Expires: 11/10/25

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Madison Park Subdivision, Section 8, of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall Toney, Trustee of The Charles F. Toney Family Trust under the Last Will & Testament of Allie B. Toney dated November 29, 2005, by Executor's Deed from Randall Toney, Executor of the Estate of Allie B. Toney of record in Instrument No. 202503140018625, Register's Office for Davidson County, Tennessee.

This is improved property known as: 303 May Drive, Madison, TN 37115

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

