****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# 1246042 DEEDQC
03/14/2025 08:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250314-0018654

STATE OF TN
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Randall Leslie Toney and/or Rhonda Ann Toney, Trustees of the Randall & Rhonda Toney Living Trust dated November 26, 2019
2025 Tinnin Road
Goodlettsville, TN 37072

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: 11/13/27

SEND TAX BILLS TO:
Randall Leslie Toney and/or Rhonda Ann Toney, Trustees
2025 Tinnin Road
Goodlettsville, TN 37072

Map/Parcel:
33-8-49

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 Charles F. Toney dated November 29, 2005 and Randall Toney, tenants in common**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Randall Leslie Toney and/or Rhonda Ann Toney, Trustees of the Randall & Rhonda Toney Living Trust dated November 26, 2019**, 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
Charles F. Toney dated November 29, 2005

Randall Toney

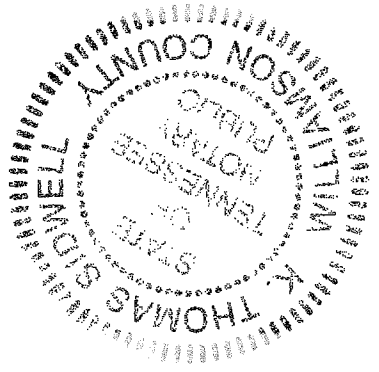
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 Charles F. 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



C:\Users\Kim Hicks\Documents\Toney Deeds\QCD - 102 Marita Ave..docx

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared **Randall Toney**, 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

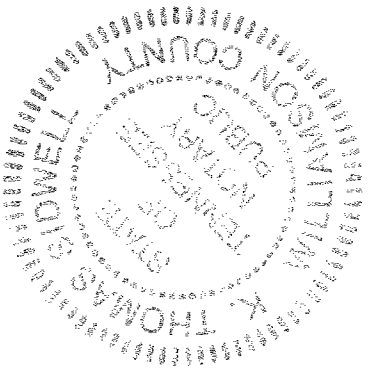


EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 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.

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. Charles F. Toney having since died and his interest conveyed to Randall Toney, Trustee of the Charles F. Toney Family Trust under the Last Will & Testament of Charles F. Toney dated November 29, 2005 by Executors Deed of record in Instrument # 20191016-0106171.

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.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

