****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# 1246044 DEEDQC
03/14/2025 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018656

STATE OF TN
COUNTY OF Williamson

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

Kim Hicks
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 11/10/2026

ADDRESS OF NEW OWNER:
Randall Leslie Toney and/or
Rhonda Ann Toney, Trustees
2025 Tinnin Road
Goodlettsville, TN 37072

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

Map/Parcel:
1. Map 33-8, Parcel 139
2. Map 33-8, Parcel 50
3. Map 33-12, Parcel 89

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,** 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

Randall Toney, Trustee
of The Charles F. Toney Family Trust
under the Last Will & Testament of
Charles F. 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 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.

Kimberly D Hicks
Notary Public

My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
PROPERTY DESCRIPTION

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 - **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 comer 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.

Third 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 comer 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.

Being part of the same property conveyed to Charles F. Toney, individually, in fee simple, by quitclaim 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.

Further, being part of the same property conveyed to Randall Toney, Trustee of The Charles F. Toney Family Trust, by Executor's Deed from Randall Toney, Executor of the Estate of Charles F. Toney of record in Instrument No. 20191016-0106173, Register's Office for Davidson County, Tennessee.

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