****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# 1246046 DEEDQC
03/14/2025 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250314-0018658

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.**

Kim Hicks
AFFIANT

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

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

NOTARY PUBLIC

My Commission Expires: 11/10/25

Map/Parcel:
GO-4516 / 33-4-66

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 L. Toney and wife, Rhonda Ann Toney**, 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 L. Toney

Rhonda Ann 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: 1-07-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Goodlettsville Heights, Section V, of record in Book 2083, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 108 feet on the northerly side of Alta Loma Road, and runs back between lines, 350 feet on the easterly line, and around a curved line, 39.3 feet and on the westerly line, 325 feet to a dead line in the rear on which is measures 133 feet.

Included in the above description, but excluded from this conveyance is 0.07 acres more or less conveyed to the Department of Highways and Public Works, Davidson County, Tennessee, by deed of record in Book 2799, Page 712, Register's Office for said county, from G. T. Hamsley and wife, Marie Hamsley.

Included in the above description, but excluded form this conveyance, is the following property conveyed to the State of Tennessee by deed from George Kratochvil and wife, Kathy Kratochvil, of record in Book 7523, Page 887, Register's Office for said County: Beginning at the point of intersection of the existing north margin of Alta Loma Road with the existing east margin of I-65; thence with the said east margin northeasterly and northerly 38 feet, more or less, to a point; thence with the proposed north margin of Alta Loma Road on a 666.62 foot radius curve right and easterly 67.66 feet to a point; thence with the west margin of an access road South 27 degrees 04 minutes 09 seconds West 20 feet, more or less, to a point; thence with the said existing north margin westerly 92 feet more or less to the point of beginning and containing 1,828 square feet.

This is improved property known as: 600 Alta Loma Road, Goodlettsville, Tennessee 37072

Being the same property conveyed to Charles F. Toney and wife, Allie B. Toney and Randall L. Toney and wife, Rhonda Ann Toney by Deed from George Kratochvil and wife, Kathy Kratochvil of record in Book 7759, Page 166, Register's Office for Davidson County, Tennessee. Charles F. Toney and wife, Allie B. Toney further conveyed their interest by Quitclaim Deed to Charles F. Toney of record in Instrument # 20051117-0139107. 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 # 20191016-0106172.

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

