****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# 1246048 DEEDQC
03/14/2025 08:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018660

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: 10/10/25

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:
1. Map 33-8, Parcel 83
2. Map 33-8, Parcel 126

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 **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
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 11th day of March, 2025.

Notary Public

My Commission Expires: 11/10/25

202503140018660

EXHIBIT "A"

PROPERTY DESCRIPTION

First Property - **120 Hardaway Drive, Goodlettsville, Tennessee 37072**:
Land in Davidson County, Tennessee, being Lot no. 322 on the Plan of Gatewood, Section 2, of record in Book 3700, Pages 144-145, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 322 fronts 136.65 feet on the westerly margin of Hardaway Drive and extends back 220.2 feet on the southerly line and 181.1 feet on the northerly line to a dead line in the rear measuring 155.5 feet thereon.

Second Property - **318 Janette Avenue, Goodlettsville, Tennessee 37072**:
Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 and 50, Register's Office for said County.

Said lot fronts 76 feet on the southeasterly side of Janelle Avenue, and extends back 163.8 feet on the northeasterly line and 167.2 feet on the southwesterly line to a dead line and measures 76.06 feet thereon.

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

