Karen Johnson Davidson County
Batch# 1246050 DEEDQC
03/14/2025 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018662

(1)

PREPARED BY:
SIDWELL, BARRETT, GORE & REYNOLDS, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is zero ($0).

Kim Hicks
AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 11/10/25

ADDRESS OF NEW OWNER:
Randall Toney
2025 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

Map & Parcel No:

007000110.00

EXECUTOR'S DEED

In consideration of $10.00 and other good and valuable consideration, **Randall Toney, Executor, of the Estate of Allie B. Toney**, Grantor, hereby conveys all of its undivided right, title and interest to the hereinafter described property to **Randall Toney, Trustee of The Charles F. Toney Family Trust under the Last Will & Testament of Allie B. Toney dated November 29, 2005**, Grantee. Said property conveyed herein is described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 14, 1989, as follows:
> Beginning at an iron pin set in the Northerly margin of Tinnin Road, 25 feet from the center line of said Road, the most Southwest corner of this tract, and being the most Southeast corner of Sam L. Lankford; thence, leaving said Road and with the line of said Lankford, N. 4 deg. 40 min. 27 sec. E. 996.00 feet to an iron pin set by a corner post, corner to said Lankford in the Southerly line of Chuck Monroe; thence, with the line of said Monroe, S. 86 deg. 28 min. 10 sec. E. 231.52 feet to an iron pin set, in the line of said Monroe; thence, S. 4 deg. 47 min. 46 sec. W. 1001.32 feet to an iron pin set in the

margin of said Tinnin Road; thence, with the margin of said Road, N. 85 deg. 09 min. 10 sec. W. 229.34 feet to the beginning, containing 5.28 acres more or less.

Being part of the same property conveyed to Allie B. Toney, Individually, by Quitclaim Deed from Charles F. Toney and Wife, Allie B. Toney, as Tenants by the Entirety, of record in Instrument No. 20051117-0139108, in the Register's Office of Davidson County, Tennessee, dated October 12, 2005, and recorded on November 17, 2005. The said Allie B. Toney died on July 24, 2024, testate, Probate Case 24P1757, Davidson County Seventh Circuit Court.

This is improved property known as: 2019 Tinnin Road, Goodlettsville, TN 37072

Subject to any and all existing restrictions and easements of record.

This description is the same description provided in the previous deed of record.

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

IN WITNESS WHEREOF, this document was executed this 11 day March, 2025.

The Estate of Allie B. Toney

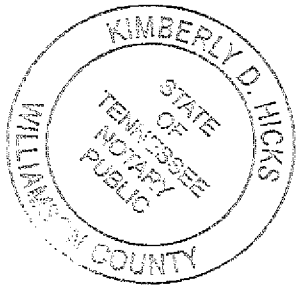
Randall Toney, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Toney, with whom I am personally acquainted and who upon oath acknowledged he is the Executor of the Estate of Allie B. Toney, and is authorized by The Estate of Allie B. Toney to execute the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of March, 2025.

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



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: 03/11/2025

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

