Karen Johnson Davidson County
Batch# 1246050 DEEDQC
03/14/2025 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018663

(2)

****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

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: 11/10/25

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:
007000110.00

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 Allie B. 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
Allie B. 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 Allie B. 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: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

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 the same property conveyed to Randall Toney, Trustee of The Charles F. Toney Family Trust under the Last Will & Testament of Allie B. Toney dated November 29, 2005, by Executor's Deed from Randall Toney, Executor of the Estate of Allie B. Toney of record in Instrument No. __202503140018662_____, Register's Office for Davidson County, Tennessee.

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

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

