Karen Johnson Davidson County
Batch# 1246175 DEEDQC
03/14/2025 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018807

****This Quitclaim Deed was prepared from information furnished from the Grantor****

**PREPARED BY:**
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

ADDRESS OF NEW OWNER:

Randall Leslie Toney and/or Rhonda Ann Toney
Trustees of the Randall and Rhonda Toney
Living Trust dated November 26,2019
2025 Tinnin Rd.
Goodlettsville, TN 37072

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

Kyn Thee
AFFIANT

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

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

NOTARY PUBLIC
My Commission Expires: 11/10/25

Map/Parcel:
025 07 0 32.00

**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 L. Toney and Rhonda Ann Toney, husband and wife,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Randall Leslie Toney and/or Rhonda Ann Toney, Trustees of the Randall and 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** our hands this 11 day of March, 2025.

Randall L. Toney

Rhonda Ann Toney

STATE OF TENNESSEE

COUNTY OF Williamson

On this 11 day of March, 2025, before me personally appeared Randall L. Toney and Rhonda Ann Toney, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Exhibit "A"**

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Three Ranchwood Estates, of record in Book 3300, Page 59, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Randall L. Toney and Rhonda Ann Toney, husband and wife, by Warranty Deed from Heidi Thomas and Derrin Thomas, wife and husband, of record in Instrument No. 20200212-0016115, in the Register's Office of Davidson County, Tennessee, dated February 11, 2020 and recorded on February 12, 2020.

This property is known as **406 Rosehill Ct. 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: 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

