Karen Johnson Davidson County
Batch# 1248430 DEEDWARR
03/20/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,568.54
20250320-0020320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $694,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/10/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Randall Charles Toney and Jessica Little Toney	NEW OWNER	007 00 0 110.00
(NAME)	(NAME)	
2019 Tinnin Road	2019 Tinnin Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Melisa Toney Wilkerson**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Randall Charles Toney and Jessica Little Toney, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and 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 the same property conveyed to Melisa Toney Wilkerson, by Quitclaim Deed from Randall Toney, Trustee of the Charles F. Toney Family Trust under the Last Will and Testament of Allie B. Toney dated November 29, 2005, of record in Instrument No. 20250314-0018663, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2019 Tinnin Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 17th day of March, 2025.

Melisa Toney Wilkerson
Melisa Toney Wilkerson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Melisa Toney Wilkerson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2025.

Notary Public

Printed Name: the undersigned

My Commission Expires: 11/10/25

STATE OF TENNESSEE NOTARY PUBLIC THOMAS OLIVER NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

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 17 day of March, 2025.

K. Thomas Sidwell
Date: 03/17/2025

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

