Karen Johnson Davidson County
Batch# 1248959 DEEDWARR
03/21/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,041.66
20250321-0021124

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,800.00.

Jessica Toney
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/13/25
(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 & Rhonda Toney Living Trust dated November 26, 2019	NEW OWNER	007 00 0 079.00
(NAME)	(NAME)	
2025 Tinnin Road		
(ADDRESS)	(ADDRESS)	
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, **Randall Charles Toney and Jessica Little Toney, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Randall Leslie Toney and/or Rhonda Ann Toney, Trustees of the Randall & Rhonda Toney Living Trust dated November 26, 2019**, hereinafter called the GRANTEE(S), their successors 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, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:

Beginning at Fulcher's old Southeast corner and T. Lassiter's Southwest corner in Williamson's old line (formerly marked by a beech); thence North 88 1/2° West 64 poles and 7 links to a stone, Draper Lassiter's Southeast corner in Crosswy's line; thence North 2° East, with Lassiter's line, 62 poles to a stone near a sycamore, Draper Lassiter's corner in Susie Lassiter's line; thence South 88° East 10 4/5 poles to a stone on bank of creek; thence with its meanders, South 56 1/2° East 14 2/5 poles; thence South 29° East 8 1/5 poles; thence South 6 1/2° East 16 3/4 poles; thence South 3° West 10 poles; thence South 24° East 8 poles; thence South 16° West 6 poles; thence South 11° East 5 2/5 poles to the beginning, containing 24 acres, more or less.

Excluding the property conveyed by Clarence Ashburn and wife George O. Ashburn to Bennett Grizzard in Deed dated of recorded in Book 4619, Page 197, Register's Office of Davidson County, Tennessee.

Excluding the property conveyed by Clarence Ashburn and wife, Georgia O. Ashburn to Goodlettsville Development Company, Incorporated in Deed dated 03/13/1974 of record in Book 4796, Page 537, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Randall Charles Toney and Jessica Little Toney, husband and wife, by Warranty Deed from Clarence Anthony Ashburn and Michael E. Ashburn, of record in Instrument No.

20150205-0010976, in the Register's Office of Davidson County, Tennessee, dated January 30, 2015 and recorded on February 05, 2015.

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 ☒ 2039 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 successors 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 successors 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.

Randall Charles Toney

Jessica Little Toney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Randall Charles Toney and Jessica Little Toney, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they 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: 1/10/25

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

