Karen Johnson Davidson County
Batch# 1345781 DEEDWARR
11/13/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,122.95
20251113-0090575

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2026

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).
Hunter Mathis and Haley Mathis	NEW OWNER	043 10 0 079.00
(NAME)	(NAME)	
228 May Dr	228 May Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 Leslie Toney and/or Rhonda Ann Toney, Trustees of the Randall & Rhonda Toney Living Trust dated November 26, 2019**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hunter Mathis and Haley Mathis, 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 Davidson County, Tennessee, being Lot 58-A on the Plan of the Re-Subdivision of Lot 58 (not of record) being part of the Subdivision of Lot 14 Plan of Anderson Estates, of record in Book 4470, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles F. Toney and wife, Allie B. Toney by deed from Miran Niccolich and wife, Vicky Lynn Niccolich, dated January 26, 1983, of record in Book 6000, page 523, Register's Office for Davidson County, Tennessee. The property was further conveyed to Allie B. Toney, individually by deed from Charles F. Toney and wife, Allie B. Toney, as tenants by the entirety, dated October 12, 2005, of record in Instrument No. 20051117-0139108, said Register's Office. The said Allie B. Toney having since died testate on July 24, 2024 and pursuant to the Last Will and Testament of Allie B. Toney, of record in Case No. 24P1757, Probate Court for Davidson County, Tennessee, the subject property was devised to Randall Toney, Trustee of The Charles F. Toney Trust, pursuant to the Last Will and Testament of Allie B. Toney, dated November 29, 2005 and by Executor's Deed from Randall Toney, Executor of the Estate of Allie B. Toney, of record in Instrument No. 20250314-0018623, said Register's Office. And, further conveyed to Randall Leslie Toney and/or Rhonda Ann Toney, Trustees of the Randall & Rhonda Toney Living Trust dated November 26, 2019 by deed from Randall Toney, Trustee of The Charles F. Toney Trust, pursuant to the Last Will and Testament of Allie B. Toney, dated November 29, 2005, deed dated March 11, 2025, of record in Instrument No. 20250314-0018624, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 58 (NOT OF RECORD) BEING PART OF THE SUBDIVISION OF LOT 14, PLAN OF ANDERSON ESTOTES, as recorded in Plat Book 4470, Page(s) 28.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SURVEY OF ANDERSON TRACT, as recorded in Plat Book 1130, Page 37.

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 ☒ 228 May Dr, Madison, TN 37115
(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 successors 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 10 day of November, 2025.

Randall & Rhonda Toney Living Trust dated November 26, 2019

BY: _____
Randall Leslie Toney
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Randall Leslie Toney, which whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Randall & Rhonda Toney Living Trust dated November 26, 2019, and is authorized by the trust document to exeucte this instrument on its behalf.

Witness my hand and seal, at office, this 10 day of November, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 1-21-26

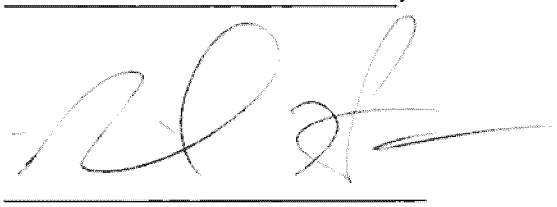
KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

202511130090575

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the 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 **November 10, 2025**.



Affiant Signature

11/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10** day of **November**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

