This Instrument Prepared By
Tammy L. Anderson, Attorney at Law
104 W 6th Street, Ste 200
Columbia, TN 38401

Karen Johnson
Batch # 1273642
05/15/2025 01 56 47 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250515-0038420

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Randall Brown Wilson, Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss, & Wendy Elaine Wilson	
4470 Thick Road	Same as New Owner
Chapel Hill, TN 37034	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Randall Brown Wilson (a/k/a Randall B. Wilson), Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss and Wendy Elaine Wilson, being all the heirs at law of Pamela P. Wilson, deceased** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Randall Brown Wilson, Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss and Wendy Elaine Wilson, as equal tenants in common** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

Being Lot No. 733 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 733 fronts 89.92 feet on the southerly of Bonnahurst Drive and also 100.0 feet on the westerly margin of Bonnahurst Court, said frontage being joined by a curve of 39.27 feet, and extends back 123.2 feet on the westerly line and 107.0 feet on the southerly line to a point.

Being the same property conveyed to Randall B. Wilson and wife Pamela P. Wilson by instrument of record in Book 5208, page 513 in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed, Instrument No. 20040903-0107133, Randall B. Wilson conveyed all his rights, title and interest in the said property to Pamela P. Wilson. The said Pamela P. Wilson died on November 13, 2024. The heirs at law of Pamela P. Wilson would be her spouse, Randall Brown Wilson and the only children of Pamela P. Wilson that she ever had (naturally or by adoption), namely Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss and Wendy Elaine Wilson. Randall B. Wilson is one and the same person as Randall Brown Wilson.

Tax Parcel #074 08 0 150.00
Known as 339 Bonnahurst Drive

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of May, 2025.

GRANTOR:

Randall Brown Wilson

Randall Brown Wilson

Christopher Ryan Wilson

Christopher Ryan Wilson

Randall Ashely Wilson

Randall Ashely Wilson

Jennifer Suzanne Wilson Bayliss

Jennifer Suzanne Wilson Bayliss

Wendy Elaine Wilson

Wendy Elaine Wilson

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Randall Brown Wilson**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of May, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL)
TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires August 19, 2025

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Christopher Ryan Wilson**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of May, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL)
TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires August 19, 2025

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Randall Ashley Wilson**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of May, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL)
TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires August 19, 2025

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Jennifer Suzanne Wilson Bayliss**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of May, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL) TAMMY L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm Expires August 19, 2025

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Wendy Elaine Wilson**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of May, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL) TAMMY L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires August 19, 2025

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ 0.00.

Wendy Elaine Wilson
Affiant

Subscribed and sworn to before me this 15 day of May, 2025.

(SEAL) TAMMY L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm Expires August 19, 2025

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25