Karen Johnson Davidson County
Batch# 1298053 DEEDQC
07/16/2025 09:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250716-0055999

Prepared by – Return to: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, Clarksville, TN 37043: (931) 647-1501

MORGAN LAYNE SOPHIA WILSON, EXECUTOR
ESTATE OF FRANK TODD WILSON

TO: QUITCLAIM DEED

MORGAN LAYNE SOPHIA WILSON, INDIVIDUALLY

THIS DEED OF REALTY, executed as of the 23rd day of June, 2025, by Grantor, **MORGAN LAYNE SOPHIA WILSON, EXECUTOR OF THE ESTATE OF FRANK TODD WILSON**, to Grantee, **MORGAN LAYNE SOPHIA WILSON,** Individually.

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Oakland Trace Condominiums, Section II, or record in Book 6200, Page 558, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Morgan Layne Sophia Wilson, and Frank Todd Wilson and Candance Hope Wilson, husband and wife, from Latifa I. Brown and Deadrick W. Smith, wife and husband, by Warranty Deed dated December 5, 2022, and record on December 21, 2022, at 8:55 AM, of record in Instrument No. 20221221-0131638, Register's Office for Davidson County, Tennessee. Candice H. Wilson died on August 24, 2023, leaving Frank T. Wilson as the sole owner of their jointly held one-half (1/2) interest in the property as the surviving tenant by the entirety. Frank T. Wilson died testate on January 18, 2024. The Last Will and Testament of Frank Todd Wilson was filed March 7, 2024, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P-318. Item Seven of the Will appoints Morgan Layne Sophia Wilson as Executor of the Estate of Frank Todd Wilson, deceased. Item Eight of the Will appoints Morgan Layne

Sophia Wilson as Trustee of the Frank Todd Wilson Testamentary Trusts, created under Item Four. Item Five of the Will devises the subject property to the Decedent's children, equally, with Morgan Layne Sophia Wilson receiving her interest outright, and the interests of Ava Lee Wilson and Vanders Franklin Wilson being held in the Frank Todd Wilson Testamentary Trusts.

Ava Lee Wilson and Vanders Franklin Wilson have agreed that the one-half (1/2) interest in the above-described real property shall be conveyed to the Grantor herein. Accordingly, Ava Lee Wilson, Vanders Franklin Wilson, and Morgan Layne Sophia Wilson, Trustee of the Frank Todd Wilson Testamentary Trusts, all sign in on this deed conveying any interests they may have or may claim to have in the above-described real property.

The source of the above description is derived from the previous deeds of record and plat of record, no boundary survey having been made at the time of this conveyance.

This deed was prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

MORGAN LAYNE SOPHIA WILSON, Grantor
Executor of the Estate of Frank Todd Wilson
Trustee of the Frank Todd Wilson Testamentary Trusts

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MORGAN LAYNE SOPHIA WILSON, Executor of the Estate of Frank Todd Wilson**, and **MORGAN LAYNE SOPHIA WILSON in her capacity as Trustee of the Frank Todd Wilson Testamentary Trusts** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of June, 2025.

Affix Notary Seal

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Notary Public
My Commission Expires: 01/04/2027

IN WITNESS WHEREOF, **MORGAN LAYNE SOPHIA WILSON, Trustee of the Frank Todd Wilson Testamentary Trusts** has executed this Quitclaim deed, as of the day written first herein, to convey any interests the Frank Todd Wilson Testamentary Trusts Established for the Benefit of Ava Lee Wilson and Vanders Franklin Wilson may have in the real property conveyed herein.

MORGAN LAYNE SOPHIA WILSON, Trustee
The Frank Todd Wilson Testamentary Trusts
F/B/O Ava Lee Wilson and
F/B/O Vanders Franklin Wilson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MORGAN LAYNE SOPHIA WILSON, Trustee of the Frank Todd Wilson Testamentary Trusts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of June, 2025.

Affix Notary Seal

CHERYL W MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Notary Public
My Commission Expires: 01/04/2027

IN WITNESS WHEREOF, **AVA LEE WILSON** has executed this Quitclaim deed, as of the day written first herein, to convey any interests that she, as a beneficiary of the Frank Todd Wilson Testamentary Trust Established for the Benefit of Ava Lee Wilson may have in the real property conveyed herein.

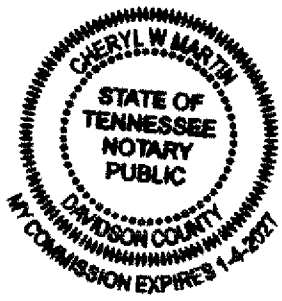
AVA LEE WILSON, Beneficiary
The Frank Todd Wilson Testamentary Trusts

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **AVA LEE WILSON, Beneficiary of the Frank Todd Wilson Testamentary Trust Established for the Benefit of Ava Lee Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of June, 2025.

Affix Notary Seal



Notary Public
My Commission Expires: 01/04/2027

IN WITNESS WHEREOF, **VANDERS FRANKLIN WILSON** has executed this Quitclaim deed, as of the day written first herein, to convey any interests that he, as a beneficiary of the Frank Todd Wilson Testamentary Trust Established for the Benefit of **Vanders Franklin Wilson** may have in the real property conveyed herein.

VANDERS FRANKLIN WILSON, Beneficiary
The Frank Todd Wilson Testamentary Trusts

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **VANDERS FRANKLIN WILSON, Beneficiary of the Frank Todd Wilson Testamentary Trust Established for the Benefit of Vanders Franklin Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 26th day of June, 2025.

Affix Notary Seal

JAMIE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10-14-2025

Property Owners Name and Mailing Address:

Morgan Layne Sophia Wilson
1425 Lewis Rd.
Madison, TN 37115

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
1425 Lewis Road
Madison, TN 37115

Map and Parcel No.
051-10-0D-106.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant
Subscribed and sworn to before me this the 15th day of July, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MARTHA J OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 16, 2029
COUNTY OF MONTGOMERY

202507160055999

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MATTHEW J. ELLIS, do hereby make oath that I am a licensed attorney and 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 June 23, 2025 (date of document).

Affiant Signature

July 15, 2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

