Karen Johnson Davidson County
Batch# 1298053 DEEDQC
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Fees: $27.00 Taxes: $0.00
20250716-0056000

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, ET AL

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 Grantees, **MORGAN LAYNE SOPHIA WILSON,** Individually, and **MORGAN LAYNE SOPHIA WILSON, TRUSTEE OF THE FRANK TODD WILSON TESTAMENTARY TRUSTS, ESTABLISHED FOR THE BENEFIT OF AVA LEE WILSON AND VANDERS FRANKLIN WILSON**.

WITNESSETH:

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

Parcel 1:

Property Address: 7176 Holt Run Drive, Nashville, Tennessee 37211
Map and Parcel No.: 180-02-0A-004.00

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Candice H. Wilson and Frank T. Wilson, as tenants by the entirety, by quitclaim deed from Candice H. Wilson, formerly known as Candice H. Sullivan, dated September 20, 2012, and recorded September 20, 2012, at 10:51 AM, of record in Instrument No. 20120920-0085487, Register's Office for Davidson County, Tennessee. Candice H. Wilson died on August 24, 2023, leaving Frank T. Wilson as the sole owner of 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.

Parcel 2:

Property Address: 415 Church Street # 2211, Nashville, Tennessee
Map and Parcel No.: 093-06-1J-193.00

A certain condominium located in Davidson County, being Unit No. 2211 of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian Condominium of record in Instrument No. 20061004-0122833, and addendum of record in Instrument No. 20061004-0122834 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of the other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

BEING the same property conveyed to Frank Todd Wilson and wife, Candice Hope Wilson, as tenants by the entirety, by warranty deed from Tyler B. Wilkinson, dated May 30, 2012, and recorded June 5, 2012, at 10:12 AM, of record in Instrument No. 20120605-0048815, Register's Office for Davidson County, Tennessee. Candice Hope Wilson died on August 24, 2023, leaving Frank Todd Wilson as the

sole owner of the property as the surviving tenant by the entirety. Frank Todd 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.

Parcel 3:

Property Address: 1425 Lewis Road, Madison, Tennessee
Map and Parcel No.: 051-10-0D-106.00

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.

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

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

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**, 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

Property Owners Name and Mailing Address:

Morgan Layne Sophia Wilson, et al
1425 Lewis Road
Madison, Tennessee 37115

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

PROPERTY ADDRESS: *See Legal Descriptions Above*
MAP-PARCEL NOS.: *See Legal Descriptions Above*

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(D) as a deed executed by an Executor to implement a testamentary devise.

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

