Karen Johnson Davidson County
Batch# 1316722 DEEDWARR
09/02/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250902-0069600

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

File No. AD-25-10873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kevin Wilson and Sonya Gail Wilson	**New Owner**	
(NAME) 6300 Spera Pt. Crossing	(NAME)	098-05-0B-011.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher Ayotte and Heather Ayotte, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Kevin Wilson and Sonya Gail Wilson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 11 on the Plan of Revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, of record in Instrument No. 20000621-0061773, of the Register's Office for Davidson County, Tennessee, to which plat reference are hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Christopher Ayotte, unmarried by Warranty Deed from Susan M. Atkia, umarried of record in Instrument No. 20180611-0055831 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

Being the same property conveyed to Christopher Ayotte and Heather Ayotte, husband and and wife, Tenants by the Entirety by Quitclaim Deed from Christopher Ayotte, a married man who acquired title as an unmarried man, joined by his spouse, Heather Ayotte of record in Instrument No. 20210311-0032096 Register's Office for Davidson County, Tennessee, dated February 18, 2021 and recorded on March 11, 2021.

This is property more commonly known as 6300 Spera Pt. Crossing, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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.

Witness my/our hand this 25th day of August, 2025.

Christopher Ayotte

Heather Ayotte

STATE OF PENNSYLVANIA
COUNTY OF Crawford

On this 25th day of August, 2025, before me personally appeared Christopher Ayotte and Heather Ayotte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2025.

Notary Signature
My commission expires: 06/21/2026

Commonwealth of Pennsylvania - Notary Seal
Lindsey Ann Schnupp, Notary Public
Mercer County
My commission expires June 21, 2026
Commission number 1422341
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I Adde Dilworth, 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 **August 25, 2025**.

Date

Affiant Signature — **August 25, 2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **25th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)