This instrument was prepared by Anderson Properties, located at 1961 Fort Campbell Blvd., Clarksville, TN 37040

MAIL TAX STATEMENTS TO:
Ava Vanders Lee Wilson
c/o Frank Todd Wilson Testamentary Trust
for the Benefit of Ave Lee Wilson
1425 Lewis Rd.
Madison, TN 37115

OWNER AND PROPERTY ADDRESS:
Ava Vanders Lee Wilson
c/o Frank Todd Wilson Testamentary Trust
for the Benefit of Ave Lee Wilson
1425 Lewis Rd.
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1353825 DEEDQC
12/04/2025 11 34 25 AM 3 pgs
Fees $17 00 Taxes $0 00
20251204-0096465

TO: QUITCLAIM DEED

FRANK TODD WILSON TESTAMENTARY TRUST FOR THE BENEFIT OF AVA LEE WILSON

THIS DEED OF REALTY, executed as of the 4th day of December, 2025, by Grantor, **MORGAN LAYNE SOPHIA WILSON,** to Grantee, **Frank Todd Wilson Testamentary Trust for the Benefit of Ava Lee Wilson,** Trust.

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's rights, 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, of 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, from Morgan Layne Sophia Wilson, and Frank Todd Wilson and Candice Hope Wilson, husband and wife by Quitclaim Deed dated June 23rd, 2025, and recorded on June 6th, 2025, of record in Instrument No. 20250716-0055999, Register's Office for Davidson County, Tennessee.

Map and Parcel No. 051-10-0D-106.00 aka 1425 Lewis Rd., Madison, TN 37115

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 aka MORGAN WILSON ESTES, Grantor

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 AKA MORGAN WILSON ESTES,** 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 4 day of December, 2025.

Affix Notary Seal

NATASHA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Natasha Branch
Notary Public
My Commission Expires: 11/05/2029

STATE OF TENNESSEE, DAVIDSON COUNTY

The actual consideration given for this conveyance is $0.00

Affix Notary Seal

Affiant

Subscribed and sworn to before me this the 4 day of December, 2025

Natasha Branch

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/05/2029

