This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1362071 DEEDWARR
12/29/2025 01:29:30 PM 7 pgs
Fees: $38.00 Taxes: $883.19
20251229-0102911

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
David Menjivar	David Menjivar
339 Bonnahurst Dr	Same as new owner
Hermitage, TN 37076	

WARRANTY 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, unmarried ,Christopher Ryan Wilson, married, Randall Ashley Wilson, married, Jennifer Suzanne Wilson Bayliss, married and Wendy Elaine Wilson, unmarried** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **David Menjivar, a married man** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

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 Pamela P. Wilson by Warranty Deed from Lewis H. Tune, IV, and wife Wenda W. Tune of record in Book 5208, Page 513, Register's Office for Davidson County, Tennessee, dated October 07, 1977 and recorded on October 13, 1977.

Being the same property conveyed to Pamela P. Wilson by Quit Claim Deed from Randall B. Wilson, a married person of record in Instrument No. 20040903-0107133 Register's Office for Davidson County, Tennessee, dated September 01, 2004 and recorded on September 03, 2004.

The said Pamela P. Wilson died testate on November 13, 2024 while married to Randall Brown Wilson (a/k/a Randall B. Wilson) and by her un-probated Last Will and Testament she directed that the above described real property be sold and the net sales proceeds therefrom be distributed to her four (4) children: Wendy Elaine Wilson, Randall Ashley Wilson, Christopher Ryan Wilson and Jennifer Suzanne Wilson (n/k/a Jennifer Suzanne Wilson Bayliss).

Being the same property conveyed to Randall Brown Wilson, Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss and Wendy Elaine Wilson, as equal tenants in common by Quit Claim Deed from 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 of record in Instrument No. 20250515-0038420 Register's Office for Davidson County, Tennessee, dated May 15, 2025 and recorded on May 15, 2025. See also Affidavit of Heirship of record in Instrument No. 202512290102910_ in the same said Registser's Office.

Known as: 339 Bonnahurst Dr., Hermitage, TN 37076
Tax Parcel #074 08 0 150.00

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

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

This property is not a marital residence of any grantor and, as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. § 26-2-301 et seq. or any similar statute.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$238,700.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher Ryan Wilson
Affiant

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

(SEAL)

TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires September 17, 2029

Tammy L. Anderson
Notary Public
My Commission Expires: 9/17/29

(SELLER COUNTERPART SIGNATURE PAGES TO FOLLOW)

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

GRANTOR:

Randall Ashley Wilson

NOTE: Grantor Randall Ashley Wilson hereby warrants and affirms the property conveyed hereby is neither his nor his spouse's (if married) primary residence.

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 15th day of December, 2025.

Notary Public
My Commission Expires: _____

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

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

GRANTOR:

Jennifer Suzanne Wilson Bayliss

Jennifer Suzanne Wilson Bayliss

NOTE: Grantor Jennifer Suzanne Wilson Bayliss hereby warrants and affirms the property conveyed hereby is neither her nor her spouse's (if married) primary residence.

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 15th day of December, 2025.

Notary Public
My Commission Expires: _____

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

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

GRANTOR:

Wendy Elaine Wilson

NOTE: Grantor Wendy Elaine Wilson hereby warrants and affirms the property conveyed hereby is neither her nor her spouse's (if married) primary residence.

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 15th day of December, 2025.

Notary Public
My Commission Expires: _____

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

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

GRANTOR:

Randall Brown Wilson

Randall Brown Wilson

NOTE: Grantor Randall Brown Wilson hereby warrants and affirms the property conveyed hereby is neither his nor his spouse's (if married) primary residence.

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 15th day of December, 2025.

Notary Public
My Commission Expires: _____

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

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

GRANTOR:

Christopher Ryan Wilson

Christopher Ryan Wilson

NOTE: Grantor Christopher Ryan Wilson hereby warrants and affirms the property conveyed hereby is neither his nor his spouse's (if married) primary residence.

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 December, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 9/17/29

TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires September 17, 2029

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-15-25.

Affiant Signature 12-15-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

