Karen Johnson Davidson County
Batch# 1348935 DEEDQC
11/20/2025 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092852

PREPARED BY:
J. Stephen Brown
ATTORNEY AT LAW
P.O. BOX 792 | 224 WEST GAY STREET
LEBANON, TENNESSEE 37088
STEVE@JSTEPHENBROWN.COM
615-444-3299- OFFICE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Actual consideration for this transfer is -$0-.

Henrietta T. Dillon, Grantor

AFFIANT

Subscribed and sworn to before me on this day: November 17, 2025.

J. STEPHEN BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission Expires: 9-26-2027

New Owner Address:
Dillon Family Trust
6320 York Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
074 16 0A 019.00

QUITCLAIM DEED

Henrietta T. Dillon, an unmarried woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Dillon Family Trust**, dated November 17, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 17, 2025**.

Henrietta T. Dillon

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Henrietta T. Dillon**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such personexecuted the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 17, 2025.

Notary Public

My Commission Expires: 5-25-2027

J. STEPHEN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Henrietta T. Dillon, an unmarried woman, from Parkhaven Communities, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20230519-0037644, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, 1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, said Register's Office; 2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee; 3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee; 4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee; 5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee; 6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, and Instrument No. 20220512-0054620, Register's Office for Davidson County, Tennessee; 7) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee; 8) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 6320 York Drive, Hermitage, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, J. Stephen Brown, Esq., 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 November 17, 2025.

Affiant Signature

11/20/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me on this day, November 20th, 2025.

Connie Trammel
Notary Public

My Commission Expires: 5/28/2028

