This instrument Prepared by:
Clements & Eubanks, PC
7213 Noah Reid Road, Suite 102
Chattanooga, Tennessee 37421
(423) 713-7749

Karen Johnson Davidson County
Batch # 1376517 ORDER
02/05/2026 08:11:27 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260205-0008114

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Gregory Dillon, 8206 Gann Road, Soddy Daisy, TN 37379	**Gregory Dillon, 8206 Gann Road, Soddy Daisy, TN 37379**	158C-B-035.04 11D-4470

IN THE CHANCERY COURT OF HAMILTON COUNTY, TENNESSEE

ORDER OF PROBATE FOR MUNIMENT OF TITLE

PROBATE DIVISION

FILE No. 26-P-055

IN THE MATTER OF THE ESTATE OF

Wilma Armstrong Dillon

Whereas, on January 22, 2026, Gregory Lee Dillon produced a paper purporting to be the Last Will and Testament of his aunt, Wilma Armstrong Dillon AKA Wilma A. Dillon, and by counsel, James W. Clements, III, moved the Court for the same to be admitted to probate and recorded as the Last Will and Testament of Decedent for muniment of title to real estate located in Hickman County, Tennessee and personal property pursuant to T.C.A. § 32-2-111 with no formal administration of this Estate being undertaken at this time; and

Whereas, it appearing the said Last Will and Testament was duly executed according to law on December 19, 2022; and

Whereas, it appearing to the Court that Decedent died on September 5, 2025, and that Decedent's usual place of residence at the time of death was in Hamilton County, Tennessee;

it is therefore **ORDERED**

1. The instrument is the true, whole and Last Will and Testament of Decedent and is hereby admitted to probate as the Last Will and Testament of Decedent to be recorded for muniment of title to real estate and personal property.
2. Unless otherwise necessitated, no formal administration of this estate is or shall be required.
3. Exhibits A and B, attached hereto, wherein Petitioner more fully describes the property bequeathed under said Last Will and Testament, is incorporated herein by reference.
4. This matter shall be closed without further Order.

ENTER

NOTICE
This Order does not represent a finding of interest in real or personal property

JUDGE

26 JAN 23 PM 12:03

FILED
HAMILTON CO CLERK & MASTER

APPROVED FOR ENTRY:

CLEMENTS & EUBANKS, PC

James W. Clements, III, BPR #013191
7213 Noah Reid Road, Suite 102
Chattanooga, TN 37421
Phone: (423) 713-7749
Attorney for Petitioner

The undersigned hereby certifies that a copy of this Order has been mailed to all parties or their counsel in this case this 23rd day of January 20 26
ROBIN MILLER, CLERK & MASTER

By: KRH IN
DC&M

EXHIBIT A
PROPERTY DESCRIPTION
HICKMAN COUNTY

BEING the remaining portion of the property conveyed to H. D. Kelley by deed of Joe Kelley and wife, Fannie Kelley, dated September 11, 1970, recorded in Deed Book 10, page 338, which lies South of Highway #100.

BEING the remaining portion of the property conveyed to H. D. Kelley by deed of Joe Kelley, et ux, dated September 11, 1970 and recorded in Feed Book 10, page 338, Register's Office for Hickman County, Tennessee.

BRING the same property conveyed to Paul Duncan and wife, Nettie Lucille Duncan, by deed from Albert Kelley, Pauline King, Alfred Kelley, Clyde Kelley and Lorene McGee, heirs of H. D. Kelley, deceased, of record in Book 58, page 329, Register's Office for Hickman County, Tennessee; and, the said Paul Duncan died in October, 1985, at which time the property became vested in Nettie Lucille Duncan, in fee simple.

FOR PRIOR TITLE, see Deed from Nettie Lucille Duncan to Elvin Armstrong and Wilma Dillon in Book 83, Page 686, in the Register's Office of Hickman County, Tennessee.

EXHIBIT B
PROPERTY DESCRIPTION
Davidson County

LAND IN DAVIDSON COUNTY, TENNESSEE, being part of Lot No. 61 on the Map of Rainbow Terrace, Section V, as of record in Book 2133, Page 72, Register's Office for said County.

SAID part of Lot No. 61 fronts 115.14 feet on the east side of Randy Road,. as widened, and extends back 337.35 feet on the north line and 335.33 feet on the south line, to a line in the rear on which it measures 115 feet

This conveyance is made subject to the following:

1. Restrictions and easements in instrument filed December 16, 1952, in Book 2103, Page 604, which are the same restrictions in Book 2092, Page 568, and which were made applicable to the lot in question by the instrument filed for record October 27, 1953, in Book 2201, Page 631, all of record in the Register's Office, Davidson County, Tennessee.

2. The Plan of record in Book 2133, Page 72, Register's Office, Davidson County, Tennessee.

FOR PRIOR TITLE, see Deed from Joseph Linn Evitts and wife, Martha S. Evitts to Terry Lee Dillon and wife Wilma Dillon in Book 4959, Page 913, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE}
Hamilton County }

I, ROBIN L. MILLER, Clerk and Master of the Chancery Court of said County, do hereby certify that the

FOREGOING FOUR (4) PAGES CONTAIN AN EXACT COPY OF THE ORDER OF PROBATE FOR MUNIMENT OF TITLE WITH ITS EXHIBITS IN THE MATTER OF THE ESTATE OF WILMA ARMSTRONG DILLON, DECEDENT, PROBATE FILE NO. 26-P-055 NOW ON FILE IN MY OFFICE.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of

Said Court, at office in the City of Chattanooga, this 29th **day of** January**, 2026 .**

ROBIN L. MILLER, CLERK & MASTER

BY: Anne Tricker

Deputy Probate Clerk