Karen Johnson
Batch # 1387844
03/04/2026 08:16:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260304-0016986

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

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**	**11D-4470**

QUITCLAIM DEED

THIS CONVEYANCE is made by **GREGORY LEE DILLON,** the Executor and devisee of the Estate of Wilma Armstrong Dillon AKA Wilma A. Dillon pursuant to that Order of Probate for Muniment of Title in Case No. 26-P-055 of the Chancery Court of Hamilton County, Tennessee entered on January 22, 2026 (hereinafter "Grantor"), to **GREGORY LEE DILLON** (hereinafter "Grantee").

WITNESSETH: That for and in consideration of the sum of Zero Dollars ($0.00), cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby conveys, transfers, and quitclaims unto the Grantee all of Grantor's right, title, and interest in and to the following described real property located in Davidson County, Tennessee , to wit:

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 Plat 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.

FOR PRIOR TITLE and last instrument of record affecting title to the above-described property, see the Order of Probate for Muniment of Title recorded in Book 20260205, Page 0008114 in the Register's Office for Davidson County, Tennessee. See also 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.

IN WITNESS WHEREOF, the Grantor have hereunto set her hand and seal on this 18th day of February, 2026.

GREGORY LEE DILLON, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, **GREGORY LEE DILLON**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument to be true and correct to the best of their knowledge and for the purposes therein contained.

Witness my hand and seal, at office, this 18th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 3/13/28

JAMES W. CLEMENTS III
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Hamilton)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant James W. Clements, III

Subscribed and sworn to before me this 18th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 4-28-2026

CHERYL M. CATE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY