Karen Johnson Davidson County
Batch# 1413647 DEEDQC
04/30/2026 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260430-0038218

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204 X-0701

Quitclaim Deed

Address New Owner as follows:	**Send Tax Bills to:**	**Map and Parcel Numbers:**
The Dillon Family 2025 Community Property Trust 1310 Lone Oak Circle, Nashville, Tennessee 37215	New Owner	13107009000

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Chandler Dillon and Kelly W. Dillon, husband and wife** ("**Grantor**"), do hereby transfer and quitclaim unto **James Royal Dillon III and Kathryn Hardwick Dillon, Trustees of The Dillon Family 2025 Community Property Trust** ("**Grantee**"), its successors, heirs, and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Lone Oak Heights, of record in Book 1424, Page 2, and amended in Book 1710, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to William Chandler Dillon and Kelly W. Dillon, husband and wife, by Warranty Deed dated March 26, 2004, and recorded on March 30, 2004, as Instrument Number 20040330-0035424 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **1310 Lone Oak Circle, Nashville, Tennessee 37215**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property to Grantee.

This instrument has been prepared using information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

In witness whereof, this instrument has been executed this 28th day of April, 2026.

William Chandler Dillon

Kelly W. Dillon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **William Chandler Dillon** and **Kelly W. Dillon**, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/5/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 29th day of April, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/5/2030

Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 April 28, 2026.

Mike Boyd
Date: April 29, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of April, 2026.

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29