Karen Johnson Davidson County
Batch# 1413647 DEEDQC
04/30/2026 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038219

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	118010P10300CO

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. 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:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 103, of 12th Avenue Residential Owner's Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 12th Avenue Residential Condominium of record in Instrument Number 20110324-0022881, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.
>
> Being the same property conveyed to William C. Dillon and Kelly W. Dillon, husband and wife, by Warranty Deed dated February 27, 2015, and recorded on March 4, 2015, as Instrument Number 20150304-0018842 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2905 12th Ave. S. # 103, Nashville, Tennessee 37204**.

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 C. 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 C. 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 25th 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.



Notary Public
My commission expires: 5/8/29