Executor's QuitClaim Deed

Karen Johnson Davidson County
Batch# 1471682 DEEDQC
09/10/2026 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260910-0084287

The actual consideration or value for this transfer is $ -0-

Jessie M. Dillard
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 10 day of September, 2026.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

JOHNNY ELLIS ATTY NOTARY PUBLIC AT LAW DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JESSIE M. DILLARD 525 Harold Prewett Dr. Nashville, TN. 37218	New Owner	070 01 0A / 007.00

In further fulfillment of the terms of the ***Last Will and Testament*** of TOMMIE LEE THOMAS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JESSIE M. DILLARD**, Executrix of the **Estate of TOMMIE LEE THOMAS**, (See Exhibit "A"), the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

JESSIE M. DILLARD, Un- Married, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

LAND in Davidson, Tennessee. being Lot 7, West Hamilton Place, as shown on Plat of Record in Instrument No. 2002080807-0094807, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all the same property conveyed to Tommie Lee Thomas, (a/k/a "Tommy" Lee Thomas) and Jessie M. Dillard as Joint Tenants with right of survivorship by Warranty Deed from Affordable Housing Resources, Inc., of record as Instrument #20050913-0110122, Register's Office for Davidson County, Tennessee. Also the same property conveyed to "Tommy" Lee Thomas, (a/k/a Tommie Lee Thomas), by deed from Tommy Lee Thomas and Jessie M. Dillara, [sic], of record as Instrument #20130909-0094560, Register's Office for Davidson county Tennessee. The said Tommie Lee Thomas, (a/k/a "Tommy" Lee Thomas) having died July 25, 2022, Davidson County Probate Case #22P-1617, naming his life partner, Jessie Dillard as Executrix of the Estate, and Devising the herein described property to Jessie Dillard, (a/k/a Jessie M. Dillard), under Article Two, Section 2.1 of his last Will, of record as Instrument 2026-625-0057529, Register's Office for Davidson County, Tennessee.

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

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may

affect the premises including the following:

Real Property Taxes for the year 2026. Deed of Trust at Inst#20130909-0094561, RODC, TN

This is improved property known as: 525 Harold Prewitt Dr., Nashville, TN 37218.

Witness my hand this 10th day of September, 2026.

The Estate of TOMMIE LEE THOMAS

Jessie M. Dillard

By: JESSIE M. DILLARD, Executrix

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named JESSIE M. DILLARD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Executrix for The Estate of TOMMIE LEE THOMAS, that she as such Executrix, being authorized so to do, executed the within instrument, for the purposes therein contained by signing the name of The Estate of TOMMIE LEE THOMAS , as such Executrix.

Witness my hand and official seal at Old Hickory, Tennessee this 10 day of September, 2026.

Leroy J. Ellis IV

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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QUITCLAIM DEED

From: The Estate of TOMMIE LEE THOMAS

To: JESSIE M. DILLARD,

Property: 525 Harold Prewitt Dr., Nashville, TN. 37218

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JESSIE M DILLARD** DOCKET NO: **22P1617**

*It appearing to the Court that **TOMMIE LEE THOMAS** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JESSIE M DILLARD**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **November 2nd, 2022***

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JESSIE M DILLARD** as **Executrix** of the estate of **TOMMIE LEE THOMAS**, deceased, and I do further certify that **JESSIE M DILLARD** is still acting **Executrix** of the estate of **TOMMIE LEE THOMAS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 2nd day of November, 2022

JOSEPH P. DAY, Clerk

_____ D.C.

EXHIBIT A

202609100084287

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Sept. 10 2026

Leroy Johnston Ellis, IV, Affiant

Sept. 10, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 10th day of September, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com