Karen Johnson Davidson County
Batch# 1012292 DEEDQC
06/07/2023 11:15:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230607-0043279

**THIS INSTRUMENT PREPARED BY:**
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

# EXECUTOR'S QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID NO.: |
|---|---|---|
| JIM L. OLES, JR.<br>1231 Sams Creek Rd.<br>Ashland City, TN 37015 | SAME | 175040A08500 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is NONE.

JIM L. OLES, JR.

SUBSCRIBED AND SWORN to before me by DIMPLE G. MCCLURG this 31st day of May, 2023.

LORI M. HEALEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public
My Commission Expires: 6-9-26

Whereas, Dimple G. McClurg owned certain real property in Davidson County, Tennessee;

Whereas, Dimple G. McClurg has died and devised said property to JAMES L. OLES, JR. in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 23P581;

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, JIM L. OLES, JR., EXECUTOR OF THE ESTATE OF DIMPLE G. MCCLURG, ("GRANTOR"), hereby transfer, convey and quitclaim to JIM L. OLES, JR., his heirs and assigns, ("GRANTEE"), all of GRANTOR'S right title and interest in certain

property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31 day of May, 2023.

Jim L Oles Jr.

JIM L. OLES, JR., EXECUTOR OF THE ESTATE OF DIMPLE G. McCLURG

STATE OF TENNESSEE )
COUNTY OF Cheatham )

Before me personally appeared JIM L. OLES, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Dimple G. McClurg, and that he as such Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31 day of May, 2023.

LORI M. HEALEY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

L M Healey

Notary Public
My Commission Expires: 6-9-2026

**EXHIBIT A**

Land in Davidson County, Tennessee, being all of Unit 20A on the Plat of Final Plat of Park Place Subdivision, Phase II, as of shown in Exhibit "E" to the Master Deed of record as Instrument No. 20010214-0014161, as re-recorded as Instrument No. 20010702-0069590, as amended as Instrument No. 20011019-0114191, and re-recorded as Instrument No. 20011212-0136927, (Establishing Unit Nos. 1 A/B- 13 A/B) and amended as Instrument No. 20030710-0095634, as re-recorded as Instrument No. 20030915-0134956 (Establishing Unit Nos. 14 A/B – 35 A/B), which is revising Plat of record as Instrument No. 20020530-0065765, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

THIS conveyance is made subject to that Master Deed of record in Instrument Number 20010214-0014161, re-recorded as Instrument No. 20010702-0069590, as amended Instrument No. 20011019-0114191 re-recorded as Instrument No. 20011212-0136927, as amended as Instrument No. 20030710-0095634, re-recorded as Instrument No. 20030915-0134956, Register's Office for said County and applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

Being part of the same property conveyed to James L. McClurg and wife Dimple G. McClurg by Warranty Deed of record in instrument #20060403-0037789, R.O.D.C. James L. McClurg predeceased Dimple G. McClurg and his interest vested in her.

The property address is 513 Yellowstone Ct., Antioch, TN 37013.