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Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 11 day of January 2024

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch # 1091029 DEEDWARR
01/12/2024 11:25:04 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20240112-0002748

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Larry Werner	New Owner	175-04-0A-085.00
513 Yellowstone Court		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jim L. Oles, Jr., a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Larry Werner and Dee Werner, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 20A , on the Horizontal Property Regime for Park Place Subdivision, as recorded in the Master Deed of record Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, which was re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, and further amended in Instrument No. 20111115-0089064 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to James L. McClurg and wife Dimple G. McClurg by Warranty Deed of record in instrument #20060403- 0037789, Register's Office for Davidson County, Tennessee. James L. McClurg having since died on November 29, 2002 vesting fee simple title to Dimple G. McClurg. Dimple G. McClurg having since died on March 8, 2023. Her estate having been administered by Probate Case #23P581 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Jim L. Oles, Jr. by Executor's Quitclaim Deed from Jim L. Oles, Jr., Executor of the Estate of Dimple G. McClurg dated May 31, 2023 of record as Instrument No. 20230607-0043279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 513 Yellowstone Court, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 11th day of January, 2024.

Jim L. Oles, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jim L. Oles, Jr.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of January, 2024.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2023127849