Karen Johnson Davidson County
Batch# 1203020 DEEDQC
11/08/2024 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241108-0087339

QUITCLAIM DEED

MAIL RECORDED DEED TO:

HEATHER WEBER
ESTATE PLANNING SOLUTIONS LAW
FIRM, PROF. LLC
5027 S. BUR OAK PL.
SIOUX FALLS, SD 57108

OWNER (SEND TAX BILLS TO):

LARRY J. WERNER, TRUSTEE
DENISE D. WERNER, TRUSTEE
2000 S. HILLVIEW RD.
SIOUX FALLS, SD 57110

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY WERNER and DEE WERNER, husband and wife (herein, "Grantor"), whose address is 2000 S. Hillview Rd., Sioux Falls, SD 57110, hereby bargains, sells, remises, releases, quit claims and conveys to LARRY J. WERNER AND DENISE D. WERNER, TRUSTEES, or any successors in trust, under the WERNER LIVING TRUST dated May 16, 2017 and any amendments thereto (herein, "Grantee"), whose address is 2000 S. Hillview Rd., Sioux Falls, SD 57110, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 513 Yellowstone Court, Antioch, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

[Signatures contained on the following pages]

PIN NO: 175-04-0A-085.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 1st day of October, 2024.

GRANTOR:

Larry Werner

Larry Werner

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Larry Werner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2024.

[Affix Notary Seal]

AMANDA R. GAIKOWSKI
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

Amanda R. Gaikowski
SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/10/2027

GRANTOR:

Dee Werner

Dee Werner

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dee Werner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2024.

[Affix Notary Seal]

AMANDA R. GAIKOWSKI
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

Amanda R. Gaikowski
SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/10/2027

OATH OF CONSIDERATION

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

The actual consideration for this transfer is $0.00.

Grantee:

Werner Living Trust dated May 16, 2017

Larry J. Werner, Trustee

Subscribed and sworn to under oath before me, this 1st day of October, 2024 by Larry J. Werner, as Trustee of Werner Living Trust dated May 16, 2017.

[Affix Notary Seal]

AMANDA R. GAIKOWSKI
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/10/2027

Grantee:

Werner Living Trust dated May 16, 2017

Denise D. Werner, Trustee

Subscribed and sworn to under oath before me, this 1st day of October, 2024 by Denise D. Werner, as Trustee of Werner Living Trust dated May 16, 2017.

[Affix Notary Seal]

AMANDA R. GAIKOWSKI
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/10/2027

EXHIBIT A

[Legal Description]

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.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument No. 20240112-0002748 on January 12, 2024.

PIN NO: 175-04-0A-085.00

STREET ADDRESS: 513 Yellowstone Court, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Mikel Dorminy, 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 10/01/2024 (date of document).

Mikel Dorminy
Affiant Signature

10/31/2024
Date

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 31 day of October, 2024.

A. Guiler
Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 158637
Exp. 9/20/2025