RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 795769 DEEDQC
01/26/2022 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009585

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Karen Johnson
Affiant

Sworn to and subscribed before me this December 17, 2021.

Brina Mathis
Notary Public

My Commission Expires: BRINA MATHIS 4-4-2025

STATE OF TENNESSEE NOTARY PUBLIC (SEAL) WILLIAMSON COUNTY

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Key Dickerson, LLC 643 Magazine Street, #306 New Orleans, LA 70130	Same	071-11-0-012.00 071-11-0-013.00 071-11-0-011.00 071-11-0-293.00 071-11-0-014.00 071-11-0-015.00 071-11-0-294.00 071-11-0-290.00 071-11-0-291.00

This Indenture is made on this 17th day of December, 2021, by and between **Tony Clouse,** an unmarried man also known as Tony Ray Clouse and Tony R. Clouse, hereinafter referred to as **GRANTOR**, and **Key Dickerson, LLC**, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all its interest in the following

described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 17th day of December, 2021.

GRANTOR:

Tony Clouse

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Tony Clouse, known to me (or proved to me on the basis of satisfactory evidence), to be the person who executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22

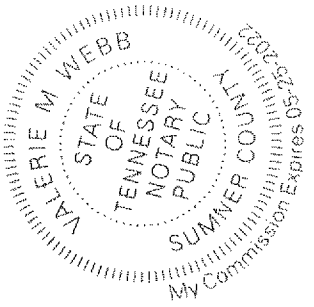


EXHIBIT A

LAND LYING IN THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF DICKERSON PIKE, SAID IRON PIN BEING LOCATED 235.8 FEET NORTH OF THE MARGIN OF GATEWOOD AVENUE, THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.99 FEET WITH A RADIUS OF 2905.00 FEET WITH A CHORD BEARING OF N 11°54'26" E, WITH A CHORD LENGTH OF 78.99 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 83.75 FEET WITH A RADIUS OF 2904.70 FEET WITH A CHORD BEARING OF N 10°18'08" E, WITH A CHORD LENGTH OF 83.75 FEET TO A 1/2" IRON PIN SET; THENCE N 09°43'10" E A DISTANCE OF 297.63 FEET TO A 1/2" IRON PIN SET; THENCE S 87°01'24" E A DISTANCE OF 2.85 FEET TO A 1/2" IRON PIN SET; THENCE N 08°40'54" E A DISTANCE OF 271.66 FEET TO A 1/2" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE NOFAL PROPERTY, RECORDED IN INSTR. NO. 201102090011262 S 83°29'26" E A DISTANCE OF 180.63 FEET TO A 1/2" IRON PIN SET; THENCE WITH THE CLOUSE PROPERTY, RECORDED IN BOOK 11494, PAGE 796, AS FOLLOWS: S 08°46'30" W A DISTANCE OF 98.40 FEET TO A 1/2" IRON PIN SET; THENCE S 83°02'12" E A DISTANCE OF 200.42 FEET TO A 1/2" IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF LUTON STREET; THENCE WITH SAID WEST RIGHT OF WAY LINE S 08°54'37" W A DISTANCE OF 666.00 FEET TO A 1/2" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE MDHA PROPERTY, RECORDED IN INSTR. NO. 201102030009862 N 78°29'15" W PASSING A 1/2" IRON PIN FOUND AT 3.79 FEET IN ALL A DISTANCE OF 393.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 267,976 SQUARE FEET, 6.15 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony Clouse by Warranty Deed of record in Instrument No. 20080829-0088965 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 12/15/21 (date of document).

Affiant Signature

12/15/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY