RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1087688 DEEDQC 01/02/2024 02:31:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20240102-0000300	The actual consideration for this transfer is $0.00. Val M Wells Affiant Sworn to and subscribed before me this 29th day of December, 2023. Notary Public My Commission Expires: 02/26/2024 LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)
PREPARED BY AND RETURN TO: Valerie Webb ~~S&~~ Associates PLLC 3037 Highway 31W, P.O. Box 887 White House, TN 37188	

This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
TRC Strategic Realty, LLC 931West Old Hickory Blvd Madison, TN 37115	New Owner	052-02-0-218.00 052-02-0-219.00

This Indenture is made on the 1st day of January 2024 (the "***Effective Date***") by and between:

Tony R. Clouse, unmarried ("***Grantor***"); and

TRC Strategic Realty, LLC, a Tennessee limited liability company ("***Grantee***").

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to **GRANTEE** all its interest in the real estate described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 930 and 932 Idlewild Drive, Madison, Davidson County, TN 37115

The property is conveyed subject to such limitations, restrictions, and encumbrance as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused same to be executed as of the Effective Date.

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December 2023.

Notary Public

My Commission Expires: 4/22/26

VALERIE M. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2026

EXHIBIT A
LEGAL DESCRIPTION

Tract I

A Tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of a Subdivision of a part of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office Davidson County, Tennessee, and described as follows:

Beginning in the center of Idlewild Avenue, at the northwest corner of the property conveyed to H. F. Estes et us, by deed from John W. Lovell, et us, of record in Book 1315, page 407; thence with the center of Idlewild Avenue, northwardly 160 feet; thence eastwardly 200 feet to the line between Lot Nos. 4 and 5; thence with the line between said two lots, southwardly 160 feet to Estes' northeast corner; thence with Estes' northerly line, westwardly 200 feet to the beginning.

Description taken from previous Deed.

Tract II

A Tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of a Subdivision of a part of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Idlewild Avenue, at the northwest corner of the property conveyed to Ernest Belcher and wife, by deed from George P. Howell et al, of record in Book 1908, page 514, said Register's Office; thence eastwardly, with said Belcher's northerly line, 200 feet to a point in the Westerly line of Lot 5 on said plan; thence with the line between Lots 4 and 5, northwardly 199 feet to a point in the southerly line of property conveyed to M.P. Rice Realty Company, by deed from J.L. Waggoner and wife, of record in Book 2083, page 375, said Register's Office; thence with said Rice Realty Company's southerly line, westwardly 200 feet to a point in the center line of Idlewild Avenue; thence with the center line of the same, southwardly 199 feet to the beginning.

Description taken from previous Deed.

Being the same properly conveyed to Tony R. Clouse, unmarried, by Warranty Deed from William Stephen Brown and Theresa Jane Smith, as Co-Administrators of the Estate of Terry Hagen Brown, dated January 13, 2017, and recorded on January 18, 2017, of record in Instrument 20170118-0005138 Register's Office for Davidson County, Tennessee.

Exhibit A

TRUE COPY CERTIFICATION

I, Chandra Litchfield, 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 the 1st day of January.

Chandra Litchfield
Affiant Signature

Date: 1/2/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 2nd day of January, 2024.

Notary Public

My Commission Expires: 02/24/2027

LISA G. HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY