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 20240102-0000301	The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 29th day of December, 2023. Notary Public My Commission Expires: 12/26/2024 (SEAL)
PREPARED BY AND RETURN TO: Valerie Webb S& Associates PLLC 3037 Highway 31W, P.O. Box 887 White House, TN 37188	

LISA G. HODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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	134 15 0 030.00 080 04 0 044.00 071 10 0 186.00

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

Tony Clouse, (AKA Tony Ray Clouse and Tony R. Clouse) ("***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 1331 Antioch Pike, Nashville, TN 37211; 3118 Doak Avenue, Nashville, TN 37218; 1332 Brick Church Pike, Goodlettsville, TN 37070

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
Beginning at an iron pin on the southwesterly line of Antioch Pike, which pin is located at the northerly tangent point of the curved right of way line connecting the southwesterly line of Antioch Pike with the northwesterly line of Jansing Drive; thence north 36° 19' West along the southwesterly line of Antioch Pike, a distance of 150.0 feet to an iron pin; thence south 30° 31' West a distance of 199.1 feet to an iron pin; thence South 36° 34' East a distance of 170.0 feet to an iron pin on the northwesterly line of Jansing Drive; thence North 29° 26' East along the Northwesterly line of Jansing Drive, a distance of 183.74 feet to an iron pin at the southerly tangent point of the curved right of way line connecting the northwesterly line of Jansing Drive, with the southwesterly line of Antioch Pike: thence along the said curved right of way line connecting the northwesterly line of Jansing drive with the southwesterly line of Antioch Pike 28.69 feet, having a chord bearing of North 3° 26' 30" West with a chord distance of of 27.14 feet, to the point of beginning.

TRACT II
Land in Davidson County, Tennessee, being part of block No. 4 on the Map showing G. T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in book 421, page 191, Register's Office for said County, described as follows:

Beginning in the center of Doak Avenue, 250 feet west of the southeast corner of said Block No. 4; thence westwardly with the center of said Avenue, 50 feet; thence northwardly and parallel with the easterly line of Block No. 4, 200 feet; thence eastwardly and parallel with Doak Avenue 50 feet; thence southwardly and parallel with said easterly line of Block No. 4, 200 feet to the beginning.

TRACT III

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11, on the Map of W. B. Dews Subdivision of the Scruggs land, of record in Book 332, page 53, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 10 and 11 front together 100 feet on the southerly side of Gatewood Avenue and run back 287.8 feet on the westerly line and 287.1 feet on the easterly line to a dead line, measuring 100 feet thereon.

Description taken from previous Deed of Record.

Being part of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse), by Quitclaim Deed from Melissa Wall Clouse (aka Melisa Ann Clouse and Melisse Wall Clouse and Melisse W. Clouse), dated May 26, 1999, and recorded on May 26, 1999, of record in Book 11494, page 796, Register's Office for Davidson County, Tennessee.

Exhibit B

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