RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1087688 DEEDQC 01/02/2024 02:31:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240102-0000303	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: 02/26/2024
PREPARED BY AND RETURN TO: Valerie Webb S& Associates PLLC 3037 Highway 31W, P.O. Box 887 White House, TN 37188	(SEAL)

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	MAP 80-4 PARCEL 80

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

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 her rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Map of Mrs. Lula McPherson's Subdivision of part of Block 3 of the G.T. Sheegog's Subdivision at Bordeaux, of record in Book 421, Page 191, said Register's Office, and not being of record, and said lot is described according to an unrecorded copy of a survey thereof made February 1, 1937, by Earle Drake, County Surveyor, as follows:

BEGINNING at a point in the southwesterly margin of Doak Avenue 177 feet southeasterly from the margin of South Hamilton Road, being the corner of Lots Nos. 11 and 12; thence with the line of Lots No. 11, 10 and 9, southwesterly 150 feet to a point in the line of Lot No. 9; thence

S49-1/2°E, 60 feet to the corner of Lots Nos. 12 and 13; thence with the line between said lots, northeasterly 150 feet to the margin of Doak Avenue; thence with the margin of the same, N49-1/2°W, 60 feet to the point of beginning.

Description taken from previous Deed.

Being the same properly conveyed to Tony R. Clouse, by Warranty Deed from Mary Ellis Teasley Leech, a widow, dated August 13, 1999, and recorded on August 13, 1999, of record in Book 11617, page 951 Register's Office for Davidson County, Tennessee.

This is improved property known as 3115 Doak Avenue, Nashville, TN 37218

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

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: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY