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 20240102-0000311	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: 10/26/2024
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	007000/055.00

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

Tony R. Clouse, an unmarried man ("***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:

Beginning at an iron pin set this survey in the east margin of Baker Station Road, said point of beginning being northerly 908.37 feet, more or less, from the east margin of Springfield Highway (Dickerson Pike) (U.S. Highway 41) as measured along said margin of Baker Station Road and also being the northwest corner of tract three, and the southwest corner of the parcel being described; Thence N 03 Degrees 04' 17" E, 131.95 feet, with said east margin of Baker Station Road to an iron pin set this survey, the northwest corner of the tract being described and the southwest corner of tract five; Thence N 75 Degrees 02' 59" E, 118.91 feet, more or less with the middle of a small branch, to an iron pin set this survey at a 36" sycamore tree and a point of

change of direction in the north line of the parcel being described; Thence N 84 Degrees 46' 09" E, 595.26 feet, to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; Thence N 61 Degrees 27' 51" E, 180.02 feet, to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; Thence N 42 Degrees 42' 37" E, 230.09 feet to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; Thence N 31 Degrees 45' 11" E, 670.45 feet to an iron pin set this survey in the south line of this property conveyed to Bev A. Ricker by deed of record in Book 6859, Page 741, R.O.D.C., TN, the northeast corner of tract five and a point of change of direction in the north line of the parcel being described; Thence S 84 Degrees 21' 13" E, 343.89 feet with said Ricker's south line, to a fallen beech tree at a fence corner. Ricker's southeast corner; Thence N 10 Degrees 34' 57" E, 136.39 feet, to an existing iron pin at a planted stone in ricker's east line, and also being southwest corner of property conveyed to Robert P. Robinson and wife Martha C. Robinson by deed of record in Book 4044, Page 631, R.O.D.C TN: Thence N 73 Degrees 24' 26" E, 318.21 feet, with said Robinson's south line to an existing iron pin at a fence corner, Robinson's southeast corner and the northeast corner of the parcel being described; Thence S 05 Degrees 33' 46" W. 277.34 feet to an iron pin at a fence corner, the northwest corner of Fox Chase Meadows Subdivision (Lot 139); Thence S 03 Degrees 15' 23" W , 95.00 feet, with the rear line of said lot 139 to an iron pin set this survey, the southeast corner of the parcel being described and the northeast corner of tract three: Thence S 71 Degrees 37' 44" W, 754.25 feet, with the south line of the property being described and the north line of tract three, to an iron pin set this survey; Thence S 42 Degrees 42' 37" W, 546.60 feet to an iron pin set this survey at a point of change in direction in the south line of the parcel being described; Thence S 61 Degrees 27' 51" W, 345.17 feet to an iron pin set this survey at a point of change of direction in the south line of the parcel being described: Thence S 84 Degrees 46' 09" W. 634.57 feet to the point of beginning, containing 10.42 acres or 453,895 square feet, more or less.

Description taken from previous Deed.

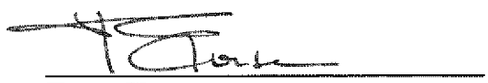
Being the same properly conveyed to Tony R. Clouse, an unmarried man, by Warranty Deed from Terry E. Wilkes and wife, Janet H. Wilkes, dated February 27, 2017, and recorded on March 01, 2017, of record in Instrument 20170301-0020163 Register's Office for Davidson County, Tennessee.

This is improved property known as 2346 Baker Station Road, Goodlettsville, TN 37072.

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.

Valerie M Webb
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