RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1087688 DEEDQC
01/02/2024 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240102-0000318

STATE OF Tennessee)
COUNTY OF Robertson)

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

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 071-04-0 PARCEL 215.00

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

Tony 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:

Land in Davidson County Tennessee, being Lot No. 353 on the Plan of Joywood Heights, Section 2-A, of record in Plat Book 1424, page 20, Register's Office for Davidson County Tennessee, described as follows: Beginning on the easterly margin of Flamingo Drive at the corner of Lots 352 and 353; thence with said Drive northerly 45.6 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 32.8 feet to the southern margin of a 50 foot unnamed street; thence with said Street eastwardly 247.8 feet to the westerly line of the Frank Alley property; thence with said line, southwardly 132.8 feet to an iron

pin; thence southwestwardly 75.3 feet to the corner of lots 352 and 353; thence with the line between said two lots, northwesterly 231 feet to the beginning.

Description taken from previous Deed.

Being the same properly conveyed to Tony Clouse, by Trustee's Deed from Andrew B. Gibson, Jr., dated March 16, 2014, and recorded on March 26, 2014, of record in Instrument 20140326-0024770 Register's Office for Davidson County, Tennessee.

This is improved property known as 2521 Flamingo Drive Nashville, Davidson County Tennessee 37207

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: 02/24/2027

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY