| RECORDING INFORMATION | STATE OF Tennessee )<br>COUNTY OF Robertson ) |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1087688 DEEDQC<br>01/02/2024 02:31:30 PM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20240102-0000319 | The actual consideration for this transfer is $0.00.<br><br>Affiant<br><br>Sworn to and subscribed before me this 29th day of December, 2023<br><br>Notary Public<br><br>My Commission Expires: 12/26/2024 |
| PREPARED BY AND RETURN TO:<br>Valerie Webb S& Associates PLLC<br>3037 Highway 31W, P.O. Box 887<br>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<br>931West Old Hickory Blvd<br>Madison, TN 37115 | New Owner | 041-12-0-088.00<br>041-12-0-089.00 |

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

Tony Clouse (aka Tony Ray Clouse aka 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:

Tract 1:
A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee being a part of Lot No. 1 on the Plan of the Gleaves Land, of record in Book 42, Page 643, Register's Office for said County, and being known as Lot No. 5 on the Map of Locust Hill Subdivision, not or record, and described according to a conv or a survey made by S.E Davis, Surveyor, January 10, 1946, as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section, 500 feet east of the easterly margin of Dickerson Pike, being the corner of Lots Nos. 4 and 5; thence with the line between said lots northerly 364.6 feet to the

south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-Subdivision of part of Tract I of the Gleaves Land, in the 11th Civil District called Locust Hill Subdivision, not of record, and described as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section at the corner of Lots 3 and 4, being 400 feet east of the easterly margin of Dickerson Pike; thence with the line between said lots, southerly 364.6 feet to a point; thence easterly 100 feet to a corner of Lot No. 5: thence with the line between Lots Nos. 4 and 5, northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the point of beginning.

Description taken from previous Deed.

Being the same properly conveyed to Tony Clouse (aka Tony Ray Clouse aka Tony R. Clouse), by General Warranty Deed from TENIR LLC, a California limited liability company, dated August 17, 2021, and recorded on August 20, 2021, of record in Instrument 20210820-0112673 Register's Office for Davidson County, Tennessee.

This is improved property known as 929 & 931 Old Hickory Blvd., Madison, 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

**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