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 20240102-0000322	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 (SEAL)
PREPARED BY AND RETURN TO: Valerie Webb & 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	071 07 0 047.01

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

Tony R. Clouse, as to a one-half (1/2) undivided interest ("***Grantor***"); and

TRC Strategic Realty, LLC, a Tennessee limited liability company, as to a one-half (1/2) undivided interest ("***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 the easterly one-half of Lot No. 86, J.B. Haynes (Haynies) Oriental Subdivision as of record in Book 161, Pages 26 and 27nin the Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 86 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines 140 feet to a dead line in the rear and measures 50 feet thereon.

Description taken from previous Deed.

Being the same properly conveyed to Tony R. Clouse and Suzanne Wheeler, a one-half (1/2) undivided interest each as tenants in common, by Quitclaim Deed from Mindy Claud, Trustee, dated December 30, 2009, and recorded on January 08, 2010, of record in Instrument 20100108-0001949 Register's Office for Davidson County, Tennessee.

This is improved property known as 223 Duke Street, Nashville, TN 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 Exoires 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