RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1146017 DEEDQC 06/11/2024 12:29:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20240611-0043691	The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 11 day of June, 2024. Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027 (SEAL)
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

CORRECTIVE QUITCLAIM DEED

(This Corrective Quitclaim Deed is being recorded to correct the legal description for Tract III.)

WHEREAS, by a Quitclaim Deed of record as Instrument 20240102-0000301, in the Register's Office for Davidson County, Tennessee (the ***"Original Deed"***), Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse (collectively, ***"Grantor"***) conveyed a certain tract of land in Davidson County, Tennessee, to, TRC Strategic Realty, LLC, a Tennessee limited liability company (collectively, ***"Grantee"***);

WHEREAS, by inadvertence and mutual mistake, the Original Deed contained an error for Tract III with the wrong legal description of the land intended to be conveyed which was therein described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 10 and 11, on the Map of W.B. Dews Subdivision of the Scruggs land, or record in Book 332, page 53, Register's Office for Davidson County, Tennessee.
>
> Said Lots 10 and 11 front together 100 feet on the southerly side of Gatewood Avenue and run back 29 feet on the westerly line and 287.1 feet on the easterly line to a dead line, measuring 100 feet thereon.
>
> Description taken from previous Deed of Record.
>
> Being a portion of the same property conveyed to Tony Clouse (AKA Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed from Melissa Wall Clouse (AKA Melissa Ann Clouse and Melisse Wall Clouse and Melisse W. Clouse) of record in Book 11494, page 796, Register's Office for Davidson County, Tennessee, dated May 26, 1999 and recorded on May 26, 1999.

WHEREAS, each of the parties hereto has requested that the others correct said error, and the parties hereto have agreed to do so.

NOW, THEREFORE, Grantor, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars 100 ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto Grantee and Grantee's heirs, successors, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> All of that tract of land lying and being in Davidson County, Tennessee and more particularly described as follows, to-wit:
>
> Being Lot No. 8 & 9, on the Plan of J. C. Utley's Plan, of record in Book 21 Page 14, and as amended by the Revised Plan of Cloverleaf Mobile Home Park of record in Book 4660, page 28, and further amended in Book 4710, page 489, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Description taken from previous Deed of Record.

Being a portion of the same property conveyed to Tony Clouse (AKA Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed from Melissa Wall Clouse (AKA Melissa Ann Clouse and Melisse Wall Clouse and Melisse W. Clouse) of record in Book 11494, page 796, Register's Office for Davidson County, Tennessee, dated May 26, 1999 and recorded on May 26, 1999.

PLEASE NOTE: The address(es) and/or tax parcel identification number(s) below are provided solely for informational purposes and are not part of the legal description of the Property conveyed hereby.

Being commonly known as 1332 Brick Church Pike, Goodlettsville, TN 37072.
Parcel ID: 071 10 0 186.00.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's heirs, successors, and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties, and stipulations made and provided in the Original Deed and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim with the correct description, and the Original Deed is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this Corrective Deed as of the 11 day of June, 2024.

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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of June, 2024.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

Patti Robitaille

Notary Public
My Commission Expires: _____

[Signature page or pages continue; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Corrective Deed as of the 11 day of June, 2024.

GRANTEE:
TRC Strategic Realty, LLC, a Tennessee limited liability company

T R Clouse

Tony R. Clouse, Sole Member

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, TONY R. CLOUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of TRC Strategic Realty, LLC, a Tennessee limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of June, 2024.



Patti Robitaille

Notary Public
My Commission Expires: _____

202406110043691

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 11th day of June 2024.

Patti Robitaille

Affiant Signature

Date: 06/11/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 11th day of June 2024.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY