

This Instrument Prepared By
Julie E. Officer, Attorney
109 South Court Square
Livingston, Tennessee 38570

Owner and Tax Responsibility:

Ricky N. Trobaugh

796 Old Hwy 52

Celina, TN 38561

This deed is prepared without the
benefit of a title opinion or new
survey, and only upon information
provided by the Grantor.

BK/PG: WD132/364-367

26001096

4 PGS:AL-QUITCLAIM DEED	
BRENDA BATCH: 30564	
07/31/2026 - 09:15:24 AM	
VALUE	1000.00
MORTGAGE TAX	0.00
TRANSFER TAX	3.70
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	26.70

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 (\$1.00) Dollar, cash in hand paid by the GRANTEE, plus other valuable consideration, the receipt of which is hereby acknowledged, I, **NORMAN LANDON NEAL TROBAUGH** do hereby release, quitclaim and remise unto **RICKY N. TROBAUGH**, all my right, title and interest in and to the following described tract or parcel of land lying and being in the 3rd Civil District of Clay County, Tennessee, to-wit:

Bounded on the North by the lands of the U. S. Government, being the Dale Hollow Lake Lands; Bounded on the South by Martin Ridge; Bounded on the East by the lands of Cordell Goodpasture and U. S. Government; and bounded on the West by the lands of Clark Heirs, J. P. Morris, and containing 94 acres, more or less.

There is Excluded from the above that certain tract or parcel of land reserved by the Grantor Maxie Keen, and not herein conveyed, and which tract or parcel of land is more particularly described as follows:

BEGINNING on the Northeast side of Old Highway 52, a corner to Maxie Keen; thence Northwardly a straight line approximately 160 feet to a poplar, thence continuing Northwardly likewise a straight line approximately 375 feet to a hickory in the line of Winnie Johnson; thence Southwardly with the line of Winnie Johnson to the line of Maxie Keen; thence continuing Southwardly with the line of Maxie Keen to the beginning corner.

And being part of the same property conveyed to Jack Huddleston and wife Ina

Huddleston and Billy Westmoreland, a single person, by Warranty Deed from Maxie Keen and wife, Billie Keen, dated December 3, 1970, and recorded in Deed Book 20, pages 74, Register's Office of Clay County, Tennessee.

INCLUDED in the above description but EXCLUDED from this conveyance is the following prior conveyances made by Jack Huddleston and wife, Ina Ruth Huddleston and Billy Westmoreland:

1. Warranty Deed to Roy M. White and wife, Helen White, dated 3-1971, recorded in WD Book 20, page 309-311, ROCCT.
2. Warranty Deed to Elbert Ray Allred and Carol Allred, dated 5-5-1971, recorded in WD Book 20, page 490-491, ROCCT.
3. Warranty Deed to Donald Gene Pealer, dated 4-16-1971, recorded in WD Book 20, page 552-554, ROCCT.
4. Warrant Deed to Maurice L. Rader and wife, Hameta M. Rader, dated 7-2-1971, recorded in WD Book 21, pages 314, ROCCT.
5. Warranty Deed to Donald Sickles and wife, Nora K. Sickles, dated 7-22-1971, recorded in WD Book 22, page 41, ROCCT.
6. Warranty Deed to Jack Huddleston, dated 9-14-1971, recorded in WD Book 22, pages 66-67, ROCCT.
7. Warranty Deed to Fred Huffines and wife, Susie Huffines, dated 11-3-1971, recorded in WD Book 22, page 275, ROCCT.
8. Warrant Deed to Ken Miles and wife, Geraldine Miles, dated 11-3-1971, recorded in WD Book 22, page 281, ROCCT.
9. Warranty Deed to Roy M. White and Helen White, dated 3-1971, recorded in WD Book 22, page 309, ROCCT.
10. Warranty Deed to Kearney Leggett and wife, Marguerite Leggett, dated 11-9-1971, recorded in WD Book 22, pages 344, ROCCT. Deed of Correction to Kearney C. Leggett Jr. And Marguerite E. Leggett, dated 10-11-1972, recorded in WD Book 24, page 24, page 77, ROCCT.
11. Warranty Deed to Dean R. Russell and wife, Jo Anne Russell, dated 11-29-1971, recorded in WD Book 22, page 346, ROCCT.
12. Warranty Deed to Donald Gene Pealer, dated 4-16-1971, recorded in WD Book 22, page 552, ROCCT.
13. Warranty Deed to Billy Westmoreland, dated 11-9-1971, recorded in WD Book 22, pages 559, ROCCT.
14. Warranty Deed to G. Richard Stallman and wife, Cecelia A. Stallman, dated 8-27-1971, recorded in WD Book 23, pages 32, ROCCT.
15. Warranty Deed to Newton M. Myers and wife, Ada Alice Myers, dated 11-9-1971, recorded in WD Book 23, pages 339-340, ROCCT
16. Warranty Deed to Phillip Roy Edwards and wife, Diana Lynn Edwards, dated 8-14-1972, recorded in WD Book 23, pages 495, ROCCT.
17. Warranty Deed to Barbara T. Sherill, dated 8-26-1972, recorded in WD Book 24, page 52-53, ROCCT.
18. Warranty Deed to Lonzo M. Ralph and wife, Barbara S. Ralph, dated 12-20-

- 1972, recorded in WD Book 24, page 260, ROCCT.
19. Warranty Deed to Verlie A. Crouch and wife, Judith A. Crouch, dated 7-19-1976, recorded in WD Book 25, page 334-335, ROCCT.
 20. Warranty Deed to A. L. Johnson and wife, Mona Johnson, dated 9-5-1973, recorded in WD Book 26, page 63-64, ROCCT.
 21. Warranty Deed to Richard Winston Crane et ux Sylvia Ann Crane, dated 7-26-74, recorded in WD Book 27, page 378-379, ROCCT.
 22. Warranty Deed to Thomas J. Parish and wife, Vlasta M. Parish, dated 11-3-1975, recorded in WD Book 32, page 217-218, ROCCT.
 23. Warranty Deed to Cleston Robbins and Judy Copeland, dated 12-22-1977, recorded in WD Book 34, page 336-337, ROCCT.
 24. Warranty Deed to Thomas J. Parish and wife, Vlasta M. Parish, dated 8-30-1979, recorded in WD Book 38, page 424-425, ROCCT.
 25. Warranty Deed to W. Stephen Chapin and wife, Janice A. Chapin and John E. Kidd, Jr., and wife, Constance E. Kidd, dated 11-26-1978, recorded in WD Book 39, page 716-717, ROCCT.
 26. Warranty Deed to Thomas J. Parish and wife, Vlasta M. Parish, dated 11-26-1980, recorded in WD Book 40, page 532-533, ROCCT.
 27. Warranty Deed to Clifford Smith and wife, Barbara O. Smith, dated 11-3-1975, recorded in WD Book 40, page 534, ROCCT.
 28. Warranty Deed to Howard Paige Perrine and wife, Betty Geraldine Perrine, dated 10-7-1983, recorded in WD Book 43, page 563, ROCCT.
 29. Warranty Deed to Charles E. Cobb and wife, Carolyn Cobb, dated 12-22-1977, recorded in WD Book 45, page 302, ROCCT.
 30. Warranty Deed to W. Stephen Chapin and wife, Janice A. Chapin, dated 11-6-1987, recorded in WD Book 48, page 488, ROCCT.
 31. Warranty Deed to Samuel V. Graves, dated 2001, recorded 5-25-2001 in WD Book 75, pages 171-172, REGISTER'S OFFICE, CLAY COUNTY, TENNESSEE.
 32. Quitclaim Deed from Norman Landon Neal Trobaugh to Ricky Trobaugh, recorded June 11, 2026, of record in WD Book 131, Page 705, Register's Office, Clay County, Tennessee.

The previous and last conveyance being a Warranty Deed from Gary D. Fender to Norman Landon Neal Trobaugh, of record in WD book 126, Page 302, in the Register's Office, Clay County, Tennessee.

Clay County Tax Map 64, Parcel 9.32.

EXECUTED this the 31 day of July, 2026.


NORMAN LANDON NEAL TROBAUGH

STATE OF TENNESSEE
COUNTY OF OVERTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NORMAN LANDON NEAL TROBAUGH, the Grantor, with whom I am personally acquainted, or who provided sufficient proof of identity, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 31 day of July, 2026.
My Comm. Exp. 8/21/2027 Brenda Browning
Notary Public



I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 1,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ricky Trobaugh
Affiant

Sworn to and subscribed to before me on this the 31 day of July, 2026.
My Comm. Exp. 8/21/2027 Brenda Browning
Notary Public

