

This Instrument Prepared By:
Julie E. Officer, Attorney at Law
109 South Court Square,
Livingston, TN 38570

Owner and Tax Responsibility:

Ricky Trobaugh

976 Old Hwy 52
Celina, TN 38551

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

BK/PG: WD131/705-706

26000816

2 PGS:AL-QUITCLAIM DEED

BRENDA BATCH: 30240

06/11/2026 - 11:49:35 AM

VALUE 50.00

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 10.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 12.00

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 TROBAUGH**, all my right, title and interest in and to a certain tract or parcel of land lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows:

Beginning at a ½" pipe (set) being the Northeastern corner of this described parcel located in the Southern right-of-way of Sloan Road as well as being located N 72°02'54" E 101.11 feet from a water valve and furthermore being located N 22°32'21" W 433.69 feet from a GPS Base Point, said GPS Base Point having Tennessee State Plane Coordinates of N 792130.29, E 2127145.33; thence leaving Sloan Road and with the Southern boundary of the remainder of the Norman Landon Neal Trobaugh property S 44°33'01" E 589.98 feet to a 18" poplar; thence S 85°38'41" E 170.89 feet to a 18" chestnut oak; thence S 44°07'54" E 179.61 feet to a 14" red oak; thence S 52°16'57" W 74.36 feet to a 16" chestnut oak; thence S 56°28'41" W 107.27 feet to a 14" double white oak; thence S 56°28'44" W 15.91 feet to a railroad spike set in the Eastern right-of-way of Old Highway 52; thence leaving the Southern boundary of the remainder of the Norman Landon Neal Trobaugh property and with the Eastern right-of-way of Old Highway 52 Westwardly to the intersection of Old Hwy 52 and Sloan Road; thence leaving the Eastern right-of-way of Old Hwy 52 and with the Southern right-of-way of Sloan Road to the point of beginning, containing approximately two and one half (2 ½) acres, more or less.

The previous and last conveyance being a Warranty Deed from Thomas Shane Boyle

MAP 104 G CM P 9.32
TRANSFERRED
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

to Norman Landon Neal Trobaugh to Thomas of record in Warranty Deed Book 129,
Page 544, in the Register's Office, Clay County, Tennessee.

Clay County Tax Map 64, Parcel 9.32.

EXECUTED this the 11 day of June 2026.

Norman Landon Neal Trobaugh
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 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 11 day of June, 2026.

Brenda Browning
Notary Public

My Comm. Exp. 8/21/2027

I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 50.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rickay Trobaugh
Affiant

Sworn to and subscribed to before me on this the 11 day of June, 2026.

Brenda Browning
Notary Public

My Comm. Exp. 8/21/2027

(Deeds/Trobaugh, Rickay from Norman Landon Neal.QCD.6-4-26)