Karen Johnson Davidson County
Batch# 1178052 DEEDQC
09/05/2024 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240905-0068210

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 TH DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Canon Metals, Inc.	Same	**MAP & PARCEL** 112 00 0 050.00
4741 Trousdale Drive, Suite 108 Nashville, TN 37220	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JACK F. SMART AND WIFE, RHONDA L. SMART**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **CANON METALS, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Being Lot No. 1 on the plan of CRADDOCK SUBDIVISION of record in Plat Book 7900, Page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack F. Smart and wife, Rhonda L. Smart, by Quitclaim Deed from The Sapphire Collection, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160129-0009014, in the Register's Office of Davidson County, Tennessee, dated January 28, 2016 and recorded on January 29, 2016.

Being the same property conveyed to The Sapphire Collection, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Peggy Mathes, Administrator Pendente Lite and Personal Representative of the Estate of Jane Kathryn Ross, of record in Instrument No. 20141222-0116700, in the Register's Office of Davidson County, Tennessee, dated December 19, 2014 and recorded on December 22, 2014.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4 th day of September 2024.

GRANTORS:

JACK F. SMART

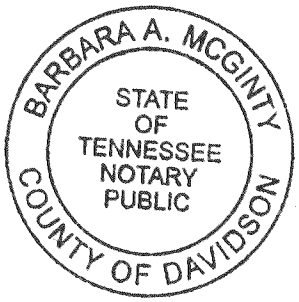
RHONDA L. SMART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2024, before me personally appeared Jack F. Smart and Rhonda L. Smart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2024.

Notary Signature
My commission expires: 9-7-2026



Certificate of Authenticity

I, Holly Ray, 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 9/04/24.

Date

Holly Ray

Affiant Signature

9/04/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

