Karen Johnson
Batch # 1338994
10/28/2025 11 10.39 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251028-0085652

QUITCLAIM DEED	STATE OF NEW JERSEY} COUNTY OF Hudson } The actual consideration or value, whichever is greater for this transfer is $0.00 Robert Canada Affiant Subscribed and sworn to before me This 25th day of September, 2025. Khemraj Singh Notary Public KHEMRAJ SINGH Notary Public, State of New Jersey Commission # 50214042 My Commission Expires Sep 11, 2028 My Commission Expires: 11Sept 2028

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Heritage Title Solutions, Inc. **3592 Broadway, Suite 130** **Fort Myers, Florida 33901**	**New Owner**	**49-366**

This instrument was prepared by: Munsch Hardt Kopf & Harr, P.C., 700 Milam Street, Suite 800, Houston, Texas 77002. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1 00) cash in hand paid, know all persons by these presents, **Robert Canada,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Heritage Title Solutions, Inc., a Florida Corporation** (hereinafter referred to as "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee and being described on said plan as follows:

Beginning at an Iron Pin (set), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of the remaining property of Randall P. Davis, thence with the southerly boundary line of Randall P. Davis North 61 degrees 50 minutes 33 seconds East 252.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Lot No. 4 on the plan of Davis Subdivision South 54 degrees 12 minutes 58 seconds West 248.63 feet to an Iron Pin (set) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,452 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee, and being described on said plan as follows:

Beginning at an Iron Pin (new), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of Lot No. 3 of the Davis Subdivision; thence with the southerly boundary line of Lot No. 3 North 54 degrees 12 minutes 58 seconds East 248.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Kelly of record in Instrument No. 20001005-0098968, Register's Office for Davidson County, Tennessee South 46 degrees 29 minutes 13 seconds West 250.00 feet to an Iron Pin (old) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,676 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.

Being a part of the same property conveyed to James A. Meadows and wife Onether I. Meadows by Warranty Deed dated March 28, 2005, of record by Instrument No. 200503290033940 in the Register's Office for Davidson County, Tennessee.

Including in this conveyance is the transfer of any timber and mineral rights in and to said property, if applicable.

This property is commonly known as 3871 Whites Creek Pike, Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 25th day of September, 2025.

Grantor:

By: Robert Canada

STATE OF NEW JERSEY}
COUNTY OF Hudson }

On this 25th day of September, in the year 2025, before me the undersigned, personally appeared **Robert Canada**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 25th day of September, 2025.

Khemraj Singh
Notary Public

My Commission Expires: 11 Sept 2028

KHEMRAJ SINGH
Notary Public, State of New Jersey
My Commission Expires Sep 11, 2028