THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 218565 DEEDQC
04/16/2019 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190416-0034846

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Family Trust Services, LLC 829 Gale Lane Nashville, TN 37204	Same as Owner	071-15-0-450.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **FTS INVESTMENTS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **FAMILY TRUST SERVICES, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Map of Sharpe and Horn's First addition to North East Nashville, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to FTS Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Martin Espinosa, married, of record in September 20, 2018, at Instrument No. 20180920-0093266, Davidson County Register of Deeds.

This property is commonly known as **1215 Stainback Avenue, Nashville, TN 37207**.

Witness the hand of the Grantor's authorized representative this 9 day of April, 2019:

FTS INVESTMENTS, LLC, a Tennessee limited liability company

x Ryan Scott Mayo

By: Ryan Scott Stephens

Its: Manager

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ryan Scott Stephens (Print Signor's Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Ryan Scott Stephens. (Printed Signor's Title) of **FTS INVESTMENTS, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **FTS INVESTMENTS, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 9 day of April, 2019:

NOTARY PUBLIC

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: Dec 8, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS the 10 day of April, 2019.

Notary Public
My Commission Expires: 07-29-2020

ASHLEY B McNEIL
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

True Copy Certification

I, Bobby Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P. Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary Seal (if not paper)

PAMELA P WADDEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY