Box 14

X-0362

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 224321 DEEDQC 05/01/2019 09:34:15 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190501-0040211	The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 30th day of April, 2019. Notary Public My commission expires: (AFFIX SEAL)

SHERRI D. HOLLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Scott Stephens	**"New Owner"**	**071-15-0-450.00**
829 Gale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Scott Stephens, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 43 on the Map of Sharpe and Horn's First Addition to North East Nashville of record in Plat 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 Deed dated September 18, 2018, from Martin Espinosa, married of record in Instrument No. 20180920-0093266 and further being conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Quitclaim Deed dated April 9, 2019, from FTS Investment, LLC, a Tennessee limited liability company of record in Instrument No. 20190416-0034846, said Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

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

This is Improved property, known as: 1215 Stainback Avenue, Nashville, TN 37207.

Witness its hand by its duly authorized officer this 30h day of April, 2019.

Family Trust Services, LLC, a Tennessee limited liability company

By: Scott Stephens SOLE MEMBER
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **30th day** of **April, 2019.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019