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# 498376 DEEDQC
10/19/2020 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201019-0121386

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
FTS Investments, LLC 829 Gale Lane Nashville, Tn. 37024	Same as Owner	081-11-0-069.00

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, **Family Trust Services, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **FTS Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of our 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(s) 310**, as shown on the map entitled J.M.T.J. and G.W. Hardings Plan, of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Family Trust Services, LLC, a Tennessee Limited Liability Company by deed from Joseph Spicer and Juanita Spicer, husband and wife of record in Instrument No. 20170505-0044793, filed on 05-05-17, Register's Office for Davidson County, Tennessee.

This is property commonly known as 1746 22nd Avenue, Nashville, TN 37208.

Witness the hand of the Grantor's authorized representative,
this 31st **day of** July, **2020:**

Family Trust Services, LLC, a Tennessee Limited Liability Company

By: _____

Its: SOLE MEMBER

Name: BY: SCOTT STEPHENS

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ryan Stephens (Printed 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 Sole member (Printed Title) of **Family Trust Services, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Family Trust Services, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 31st day of July, **2020**:

NOTARY PUBLIC

My Commission Expires: 12-19-2023

Greg Henry
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 19, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Ryan Stephens
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF July, 2020.

Notary Public

My Commission Expires: 12-19-2023

Greg Henry
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 19, 2023

True Copy Certification

I, Cindy Detamore , 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lois Anderson, a notary public for this county and state, Cindy Detamore who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-27-2021

Notary's Seal (if on paper)

