Karen Johnson Davidson County
Batch # 1298476 DEEDQC
07/17/2025 01:33:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250717-0056522

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
(615) 281-0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan and Maleah Stephens, Trustees 829 Gale Lane Nashville, TN 37204	"New Owner"	162-090-C-571.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

FTS INVESTMENTS, LLC, a Tennessee limited liability company, by and through its sole member, SCOTT STEPHENS,

by these presents does hereby remise, release, and forever quitclaim unto

RYAN SCOTT STEPHENS and MALEAH D. STEPHENS, as Trustees, or their successors in interest, of THE STEPHENS FAMILY TRUST, dated January 22, 2025, and any amendments thereto,

all right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. A, located on Lot No. 35, Phase I, on the Plan of Cedarwood Condominiums, Revised No. 2, Lots 15 through 44, Section 6, Cedarwood Estates, of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed by Quitclaim Deed from FAMILY TRUST SERVICES, LLC, a Tennessee limited liability company, to FTS INVESTMENTS, LLC, a Tennessee limited liability company, dated

October 19, 2022, of record in Instrument No. 20221021-0114725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from LEE L. LYNN, surviving tenant by the entirety, to FAMILY TRUST SERVICES, LLC, a Tennessee limited liability company, of record in Instrument No. 20180122-0006190, Register's Office for Davidson County, Tennessee.

BEING improved property known as 571 Cedar Drive, Nashville, TN 37211.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Scott Stephens and Ryan Scott Stephens are one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

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 hand this 15 day of July 2025.

FTS INVESTMENTS, LLC, a Tennessee limited liability company

By: SCOTT STEPHENS, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, FTS INVESTMENTS, LLC, a Tennessee limited liability company, by and through its sole member, SCOTT STEPHENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as the sole member and having such authority to do so, executed the within 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, at office, this 15th day of July 2025.

Notary Public

My Commission Expires: March 6, 2029

SHANNON D. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2029