Karen Johnson Davidson County
Batch # 1298476 DEEDQC
07/17/2025 01:33:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250717-0056523

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"	105-09-0-318.00

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 Lot No. 1 on the plan of Edgehill Estates, Section 39, as of record in Book 4350, Page 182, Register's Office for said County. Beginning at a monument in the southerly margin of West Grove Avenue; thence with the margin of the same, South 83 degrees 51 minutes East, 78.62 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 32.71 feet to an iron pin in the westerly margin of 10th Avenue South; thence with the same, South 9 degrees 52 minutes West, 53.67 feet to a monument; thence leaving said Avenue, North 81 degrees 33 minutes West 99.77 feet to an iron pin; thence North 9 degrees 52 minutes East, 70.99 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from SHERRILL ANNETTE HENDRICKS SCOBY, BEVERLY FAYE HENDRICKS BURNETT, REGINALD WAYNE HENDRICKS, TONYA YVETTE HENDRICKS CURRY, PAMELA DELORES HENDRICKS WARD, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JOHN WESLEY HENDRICKS AND DELORES V. HENDRICKS, AS HEIR-AT-LAW OF ALAN RAYNARD HENDRICKS, WHO WAS PREVIOUSLY A DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JOHN WESLEY HENDRICKS, to FTS INVESTMENTS, LLC, a Tennessee limited liability company, dated October 16, 2020, and recorded on October 19, 2020, of record in Instrument No. 20201019-0121107, Register's Office for Davidson County, Tennessee.

BEING improved property known as 1901 10th Avenue South, Nashville, TN 37203.

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.

Shannon D Walker
Notary Public

My Commission Expires: March 6, 2029

