Name and Address of New Owner:
FTN Investments LLC
3553 Seasons Dr
Antioch TN 37013

Send Tax Bills To:
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map and Parcel 07007001000

Karen Johnson Davidson County
Batch# 1335454 DEEDQC
10/17/2025 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251017-0083010

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tremaine Smith,** "the Grantor," convey and quitclaim unto **FTN Investments LLC** "the Grantees," all their interest in the following described real estate :

Land in Davidson County, Tennessee, being parts of Lots No 6 on the unrecorded plan of the subdivision of J.S. Spurlock Land, described according to a survey made by John Wilkes, Civil Engineer, February 3 1988 as follows:

See Exhinit A

Being the same Property conveyed to Tremaine Smith by deeds of record as Instrument No 20181221-0124595, said Register's office.

.

Being the same property conveyed in 202203020023543, said the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on 17th day of October, 2025.

Tremaine Smith
Tremaine Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Tremaine Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of Oct, 2025.

Pamela Fisher
Notary Public
My commission expires:

PAMELA FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicholas Arney
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of Oct, 2025.

Pamela Fisher
Notary Signature
My commission expires:

PAMELA FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Land in Davidson County, Tennessee, being Lot No. 6, on the unrecorded plan of the subdivision of J.S. Spurlock Land, described according to a survey made by John Wilkes, Civil Engineer, February 3, 1988, as follows:

Beginning on the northerly margin of Young's Lane at a point 451 feet West of the Westerly margin of the Old Buena Vista Pike, said point being the corner of Lot Nos. 5 and 6; thence with the line between the said two lots northwardly 503 feet; thence S 75 deg. 3/4' W 75 feet to the corner of Lots 8 and 7; thence with the line between said two lots, southwardly 513 feet to the northerly margin of Young's Lane; thence with said lane, easterly 75 feet to the beginning.

Being the same property conveyed to Gale Roper, unmarried, by Warranty Deed from Monique Simpson, unmarried, dated October 28, 2015, of record in Instrument No. 20151030-0110398, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 16, 2025 (date of document)

Regina Sullo

Affiant Signature

October 16, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of October, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

