WARRANTY DEED

Karen Johnson Davidson County
Batch # 1382472 DEEDWARR
02/18/2026 10:13:02 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20260218-0012800

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2026.

Notary Public
My commission expires: 04/20/28

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

(AFFIX SEAL)

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey Cole Iler	New Owner	**081-11-0-069.00**
1746 42ND Avenue N.		
Nashville, TN 37208		

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

FTS Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Cole Iler, an unmarried man

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

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of 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 thereto.

Being the same property conveyed to FTS Investments, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 31, 2020, from Family Trust Services, LLC, a Tennessee limited liability

company, of record in Instrument No. 20201019-0121386, and further conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Warranty Deed dated April 28, 2017, from Joseph Spicer and Juanita Spicer, husband and wife, of record in Instrument No. 20170505-0044793, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 21, page 80, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 13th day of February, 2026.

FTS Investments, LLC., LLC, a Tennessee Limited Liability Company

By: _____
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 **Member** of **FTS Investments, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **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 **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **13th day** of **February, 2026.**

_____
Notary Public
My Commission Expires: 5/9/2026

