Karen Johnson Davidson County
Batch# 543658 DEEDWARR
12/30/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20201230-0154701

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ariana Vicario 900 South 14th St. Nashville, TN 37206	Ariana Vicario 900 South 14th St. Nashville, TN 37206	094-01-0-255.00

WARRANTY 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, **ICG Investments, LLC, a California Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ariana Matianna Vicario, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Shelby Heights, Section One, Revised of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ICG Investments, LLC by Quitclaim deed from Ryan Paige of record in Instrument No. 20200117-0006512 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 17, 2020. (Value of consideration shown in aforementioned deed $0.00.)

This is the same legal description as the previous conveyance.

Being also known as 900 South 14th Street Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of December, 2020.

ICG Investments, LLC

By: _____(SEAL)
Little Consultant, LLC, Sole Member by Bruce Little, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Crystal M. Henry of the state and county mentioned, personally appeared Bruce Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Little Consultant, LLC, Sole Member of ICG Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Bruce Little executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, this 23rd day of December, 2020.

Notary Signature

Printed Name: Crystal M. Henry

My commission expires: 9/2/24

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $441,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of December, 2020

Notary Public
My commission expires:
File No. 2020-349

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY