Instrument prepared by
TORO TITLE LLC
933 E TRINITY LN
NASHVILLE, TN 37207
615-510-0778
TOROTITLE.COM
Recording requested by:
Toro Title, LLC

After Recording Return To:
Toro Title
933 E Trinity Lane
Nashville TN 37207

File Number: 2021-422
Parcel ID: 072-06-4-A00-20-0CO

Karen Johnson Davidson County
Batch# 592205 DEEDQC
03/15/2021 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0034045

Corrective Quitclaim Deed

For and in consideration of the sum of **ZERO AND 00/100 DOLLARS ($0.00)**, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley Gittens and Bruce Little, joint tenants,** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **ICG Development, LLC, a Tennessee Limited Liability Company, and STLD Group, LLC, a Colorado Limited Liability Company, as joint tenants,** ("Grantee") their successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Townhomes at 1129 Leland Avenue, a Horizontal Property Regime with Private Elements, as established by and shown as to the Deceleration of Covenants, Conditions, and Restrictions of Record in Instrument Number 20160726-0076886, Register's Office Davidson County, to which plan reference is hereby made for a more complete description.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Ashley Gittens and Bruce Little, as joint tenants, by deed dated June 29, 2020, and recorded July 6, 2020, from Ashley Bernice Gittens (being one-and-the-same as Ashley Gittens), of record in Instrument Number 20200706-0072320, Register's Office for Davidson County, Tennessee.

Property Address: 3303 Bronte Avenue Nashville, TN 37216

Property Address: 3303 Bronte Avenue, Nashville, TN 37216

This Corrective Quitclaim Deed is intended to replace the previous Quitclaim Deed, dated March 5, 2021 and recorded March 9, 2021, of record in Instrument No. 20210309-0031035, in the Register's Office of Davidson County, Tennessee. The previous Deed was in error as follows: The "Grantee" was listed as "ICG Development, LLC, a Tennessee Limited Liability Company, and STLD Group, LLC, a Tennessee Limited Liability Company," when in fact should be listed as "ICG Development, LLC, a Tennessee Limited Liability Company, and STLD Group, LLC, a **Colorado** Limited Liability Company," as seen above in this Corrective Deed.

202103150034045

This information was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

Executed under seal this 12 day of March, 2021.

Ashley Gittens

Bruce Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of March, 2021, before me personally appeared Ashley Gittens and Bruce Little, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of March, 2021.

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 9/2/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of March, 2021, before me personally appeared Ashley Gittens and Bruce Little, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of March, 2021.

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 9/2/24

True Copy Certification

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

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

