Karen Johnson Davidson County
Batch# 592205 DEEDWARR
03/15/2021 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210315-0034046

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:
Ana Maria Collins 3303 Bronte Ave. Nashville, TN 37216	Ana Maria Collins 3303 Bronte Ave. Nashville, TN 37216	072-06-4-A00-20-0CO

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 Development, LLC, a Tennessee Limited Liability Company and STLD Group, LLC, a Colorado Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ana Maria Collins, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, and STLD Group, LLC, a Tennessee Limited Liability Company, as joint tenants, via Quitclaim Deed dated March 5, 2021 and recorded March 9, 2021, Instrument No. 20210309-0031035, in the Register's Office of Davidson County, Tennessee.

Being the same property further conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, and STLD Group, LLC, a Colorado Limited Liability Company, as joint tenants, via Corrective Quitclaim Deed dated March 12, 2021 and recorded _____, 2021, Instrument No. 20210315-0034045, in the Register's Office of Davidson County, Tennessee.

Property Address: 3303 Bronte Avenue Nashville, TN 37216.

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 12th day of March, 2021.

_____(SEAL)
ICG Development, LLC, a Tennessee Limited Liability Company
By: Bruce Little, Owner

_____(SEAL)
STLD Group, LLC, a Colorado Limited Liability Company
By: Ashley Gittens, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2021, before me personally appeared Bruce Little, Owner of ICG Development, LLC and Ashley Gittens, Owner of STLD Group, LLC, 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 12th day of March, 2021.

_____
Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY STATE OF TENN... NOTARY PUBL... 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 $505,000.00, 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 12th day of March, 2021.

_____
Notary Public
My commission expires: 4.3.2023
File No. 2021-422

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

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

