Karen Johnson Davidson County
Batch# 632218 DEEDWARR
05/10/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20210510-0062533

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:
Megan Rowe and Christian Rowe 1513 4th Street Northwest 1 Washington, DC 20001	Megan Rowe and Christian Rowe 1513 4th Street Northwest 1 Washington, DC 20001	072-06-0-258.00

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**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Megan Rowe and Christian Rowe, a married Couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, Eleven-Twelve McGavock Pike, a Horizontal Property Regime with private elements, as established under the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20200910-0103421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

This is the same legal description as the previous conveyance.

Being the same property conveyed to ICG Investments, LLC, by deed dated September 4, 2020 and recorded September 10, 2020 from Jeffrey K. Talbot and Amy L. Talbot, husband and wife, of record in Instrument Number 20200910-0103356, Register's Office for Davidson County, Tennessee.

Property Address: 1112-A McGavock Pike Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of May, 2021.

ICG Investments, LLC

By: _____ (SEAL)
Bruce Little, Owner

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 the Owner and Authorized Signor of ICG Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Bruce Little as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the Limited Liability Company.

Witness my hand and seal, at office in Nashville, this 5th day of May, 2021.

Notary Signature

Printed Name: Crystal M. Henry

My commission expires: 9/2/2024

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 $509,900.00, 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
5th day of May, 2021.

Notary Public
My commission expires: 10-12-2024
File No. 2021-449

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

