THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736340**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $427,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2021. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 697739 DEEDWARR
08/16/2021 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20210816-0110148

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ICG Development, LLC. 7545 Charlotte Pike Nashville TN 37209	New Owner	Tax Parcel ID No. 114 00 0 091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig Self and Stephanie Self, husband and wife and Stephen J. Jenkins and Tara A. Jenkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ICG Development, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th, formally the 12, Civil District of Davidson County Tennessee being part of Lot No. 5 on the plan of the lands of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, October 16th, 1947, as follows:

Beginning in the center of U.S. Highway 70 or the Charlotte Pike, at a point South 46 degrees 15 minutes West 607 feet from the Southerly line of the Paul Hulan property; thence leaving said Road, South 6 degrees 30 minutes East 415.6 feet to an iron pin, a corner in the B.T. Herring property; thence with the said Herring line, South 88 degrees 34 minutes West 485.8 feet to the center of said Highway being North 46 degrees 15 minutes East 200 feet from the Northerly line of the R.W. Black property; thence with the center of said highway. North 46 degrees 19 minutes East 616.6 feet to the beginning, containing 2.31 acres, more or less.

Being the same property conveyed to Craig Self and Stephanie Self, husband and wife and Stephen J. Jenkins and Tara A. Jenkins, husband and wife, by Warranty deed from George E. Harvey, Sr. and Doris Harvey, husband and wife and Michael Douglas Harvey, Sr. and Patricia Gail Harvey, husband and wife, of record in Instrument No. 20180316-0024829, in the Register's Office of Davidson County, Tennessee, dated March 09, 2018 and recorded on March 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

No coverage is provided as to the amount of acreage or square footage of the land.

Subject to an easement for right-of-way of U.S. Highway 70 or the Charlotte Pike lying within the boundaries of the premises.

Rights of the public to the use of that part of the land described herein within the bounds of U.S. Highway 70 road.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 7545 Charlotte Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2021.

Craig Self

Stephanie Self

Stephen J. Jenkins

Tara A. Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Self and Stephanie Self, and Stephen J. Jenkins and Tara A. Jenkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/9/21.

Signature 08/13/2021
Date

State of Tennessee

County of Davidson

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

Sworn to and subscribed to me this 13 day of August 2021.

Claire H Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY