Karen Johnson Davidson County
Batch# 700321 DEEDQC
08/18/2021 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210818-0111744

Name and Address of New Owner:
ICG Development, LLC
750 Old Hickory Boulevard
Ste 150, Bldg 2
Nashville, TN 37209

Send Tax Bills To:
New Owner

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

Map & Parcel No: 072-06-0-258

QUITCLAIM 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, **STLD Group, LLC, a Colorado Limited Liability Company,** "the Grantor," convey and quitclaim unto **ICG Development LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Eleven-Twelve McGavock Pike, a Horizontal Property Regime with Private Elements, as established under 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 units.

Being the same property conveyed to ICG Investments, LLC, a Tennessee Limited Liability Company, by deed dated December 30, 2020, and recorded December 30, 2020, from ICG Investments, LLC, a California Limited Liability Company, of record in Instrument Number 20201230-0154846, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company by Quitclaim deed dated August 5, 2021, and recorded on August 10, 2021, from ICG Investments, LLC, a Tennessee Limited Liability Company, of

record in Instrument No. 20210810 - 0107677, Register's Office for Davidson County, Tennessee.

Property Address: 1112 McGavock Pike, B Nashville, TN 37216

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of August, 2021.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2021, before me personally appeared Ashley Gittens, President and Owner of STLD Group, LLC a Colorado Limited Liability Company, 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 5th day of August, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202108180111744

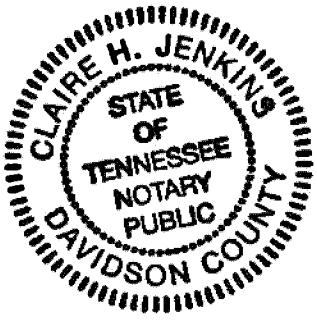
AFFIDAVIT OF VALUE

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2021.

Claire H. Jenkins
Notary Signature
My commission expires: 10/2/23



202108180111744

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 8/5/21.

Signature 08/18/2021
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 18 day of August 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

