Name and Address of New Owner:
ICG Development
750 Old Hickory Blvd
Bldg 2, Ste 150
Brentwood, TN 37207

Karen Johnson Davidson County
Batch# 720943 DEEDQC
09/21/2021 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210921-0126796

Send Tax Bills To:
New Owner

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

Map & Parcel No: 072-10-2I-001-00

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, **ICG Investments, LLC, a California 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:

A certain townhome located in Davidson County, Tennessee, being Unit A of The Homes at Litton Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Homes at Litton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190122-0006177, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to ICG Investments, LLC, a California Limited Liability Company, by deed dated June 29, 2018, and recorded July 5, 2018, from Darnell Shields, unmarried, of record in Instrument Number 20180705-0064836, Register's Office for Davidson County, Tennessee.

Property Address: 1301 Litton Avenue A, 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 15th day of September, 2021.

ICG Investments, LLC, a California Limited Liability Company

_____(SEAL)
By: Bruce Little, President & Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Amanda S. Young, 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 15th day of September, 2021.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 10-12-2024

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 15 day of September, 2021.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 10/2/23

202109210126796

TRUE COPY CERTIFICATION

I, Taylor Anderson, 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 9/15/21.

Taylor Anderson 9-17-2021

Signature Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Taylor Anderson 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 17 day of September, 2021.

Claire H Jenkins

Notary Signature

My commission expires: 10/2/23

