Karen Johnson Davidson County
Batch# 720943 DEEDWARR
09/21/2021 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210921-0126797

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:
ICG Development, LLC 750 Old Hickory Blvd Bldg 2, Ste 150 Brentwood, TN 37207	New Owner	128-00-0-151

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, **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 **ICG Development, LLC, a Tennessee Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section - Four, being Bounded on the North by Eagle Crest Partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounded on the east by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the South by William B. Mercer, Sr. and wife, Marcia F, Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County. Tennessee and on the West by Lot 21. Lot 22 and the easterly terminus of Forest Valley Drive (a 60 foot wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being snore particularly described as follows:

Beginning at a concrete monument (old) at the Easterly terminus Forrest Valley Drive, said monument lying in the Northerly right-of-way of Forrest Valley Drive and being the Southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows:

1.Leaving the North right-of-way of Forrest Valley Drive and with east line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence;

2. Leaving the East line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the nest 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 et to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates: thence;

4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stomped Ragan-Smith & Associates; thence;

6. With the west line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

8. South 26 degrees 59 minutes 34 seconds West, 232.10 feet to a corner fence post; thence;

9. Leaving said Morris and with the common properly line of William B. Mercer, Sr. and wife, Marcia F. Mercer, North 86 degrees, 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan- Smith & Associates; thence;

10. With the Easterly line of Lot 22 of said Thousand Oakes Estates and the Easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to survey dated May 27, 2005 by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same property conveyed to Horizon Properties Partnership, a Tennessee General Partnership by Warranty deed from Eagle Crest, a Tennessee General Partnership of record in Instrument No. 20070611-0069696 Register's Office for Davidson County, Tennessee, dated June 07, 2007 and recorded on June 11, 2007.

Being the same property conveyed to Eagle Crest, a Tennessee general partnership by Warranty Deed in Lieu of Foreclosure from Horizon Properties Partnership, a Tennessee general partnership of record in Instrument No. 20100305-0017296, Register's Office for Davidson County, Tennessee, dated March 03, 2010 and recorded on March 05, 2010.

Further being the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Group by Warranty Deed from Eagle Crest GP, a Tennessee general partnership of record in Instrument No. __202109210126796_____ - _____, Register's Office for Davidson County, Tennessee, dated September _____, 2021 and recorded on September _____, 2021.

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record not stated herein and current year's and subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 290 Forrest Valley Drive Nashville, TN 37209.

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 15th day of September, 2021.

STLD Group, LLC, a Colorado Limited Liability Company

By: Ashley Gittens (SEAL)
Ashley B. Gittens, President & Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Ashley B. Gittens, 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 President & Owner of STLD Group, LLC, the within named bargainor, a Limited Liability Company, and that such Ashley B. Gittens as such President & Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President & Owner.

Witness my hand and seal, at office in Nashville, this 15th day of September, 2021.

Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 $450,000.00, 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 15 day of September, 2021.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-716

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

