Karen Johnson Davidson County
Batch# 728035 DEEDWARR
09/30/2021 12:39:03 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20210930-0131715

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:
Stephen North 1112 McGavock Pike B Nashville, TN 37216	Stephen North 1112 McGavock Pike B Nashville, TN 37216	072-06-4J-002.00

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 Development LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen North, single,** "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 Jeffrey K. Talbot and Amy Talbot, husband and wife, by Warranty Deed from Brian Van Camp, married, of record in Instrument No. 20190501-0040535 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 01, 2019.

Being the same property conveyed to ICG Investments, LLC by Warranty Deed from Jeffrey K. Talbot and Amy L. Talbot, husband and wife, of record in Instrument No. 20200910-0103356 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 10, 2020.

Being the same property conveyed to ICG Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from ICG Investments, LLC, a California Limited Liability Company, of record in Instrument No. 20201230-0154846 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on December 30, 2020.

Being the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company by Quitclaim Deed from ICG Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210810-0107677 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 10, 2021.

Being the same property conveyed to ICG Development LLC, a Tennessee Limited Liability Company by Quitclaim deed from STLD Group, LLC, a Colorado Limited Liability Company of record in Instrument No. 20210818-0111744 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 18, 2021.

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents not stated herein & 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 1112 McGavock Pike B Nashville, Tennessee 37216.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-BR-21-1112-TB

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.

ICG Development LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Bruce Little, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young 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 Authorized Signer of ICG Development LLC, the within named bargainor, a Limited Liability Company, and that such Bruce Little as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

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 $549,900.00, 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
24th day of September, 2021.

Notary Public
My commission expires:_____
File No. 2021-717

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024