Karen Johnson Davidson County
Batch# 733796 DEEDWARR
10/11/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211011-0136548

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 Boulevard Ste 150, Bldg 2 Nashville, TN 37209	ICG Development, LLC 750 Old Hickory Boulevard Ste 150, Bldg 2 Nashville, TN 37209	072-15-0-138

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, **Elgrine J. Kirby, Jr. and Jenna L. Kirby, a married couple**, "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:

Situate and Being the southerly 39 1/2 feet of Lot No. 1, on the Map of W. F. Moore's Subdivision of Lots 11 and 14 in Maxey's Addition to Brownsville as of record in Book 161, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 39 1/2 feet on the westerly side of Branch Street, formerly known as McKinney Avenue and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Elgrine J. Kirby, Jr. and wife, Jenna L. Kirby, by deed dated June 3, 1998, and recorded June 16, 1998, from Aaron Adams, Trustee, of record in Instrument Number 199806160979086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, conditions, covenants and planning documents of record and current years taxes & subsequent years, liens not yet due or payable.

Property Address: 1612 Branch Street Nashville, TN 37216

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 05 day of August, 2021.

Elgrine J. Kirby, Jr. (SEAL)

Jenna L. Kirby (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2021, before me personally appeared Elgrine J. Kirby, Jr. and Jenna L. Kirby, 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

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 $275,000.00, 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 5 day of August, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-622

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 10/08/2021 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 8 day of October 2021.

Claire H Jenkins

Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY