Karen Johnson Davidson County
Batch# 744481 DEEDWARR
10/27/2021 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,735.30
20211027-0143996

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:
Tobias S. Piering and Brittany Kaza 5706 9th Avenue Northwest Seattle, WA 98107	New Owner	081-07-0-537

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 **Tobias S. Piering and Brittany Kaza, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Eighteenthirtythree Tenth Avenue North, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201021-0122521 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marlene B. Sisney, Individually and d/b/a as Twentieth Century Beauty Salon by Warranty deed from Henry Hill, Jr. and wife, Mary E. Hill of record in Book 6661, page 564, Register's Office for Davidson County, Tennessee, dated September 18, 1985 and recorded on September 20, 1985.

Being a portion of the same property conveyed to ICG Investments, LLC, a Tennessee limited liability company by Warranty deed from Marlene B. Sisney, single of record in Instrument No. 20201020-0122212 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from ICG Investments, LLC of record in Instrument No. 20210816-0110147 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 16, 2021.

This conveyance is subject to: (A) All conditions, covenants, restrictions, easements and planning documents of record not state herein, (B) Real property taxes for the year 2021, a lien now due & payable; & (C) All subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1833 10th Avenue North A Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 22 day of October, 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, 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 22nd day of October, 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 $469,000.00, 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
21st day of October, 2021.

Notary Public
My commission expires: 10-12-2024
File No. 2021-741



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 10/22/21.

Signature 10/25/2021
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 25 day of October, 2021.

Claire H Jenkins
Notary Signature

My commission expires: **10/02/23**

