Karen Johnson Davidson County
Batch# 764821 DEEDQC
12/01/2021 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0159284

Name and Address of New Owner:
STLD Group
1612 Branch Street
Nashville, TN 37216

Send Tax Bills to:
New Owner

This Instrument Prepare By:
Anderson Legal, PLLC
113 Cumberland Ave
Suite 100
Madison, TN 37115

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 Development, LLC, "the Grantors", convey and quitclaim unto STLD Group, LLC, "the Grantee", the following described real estate in Davidson County, Tennessee:

Situated 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.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elgrine J. Kirby, Jr. and Jenna Kirby, a married couple, dated August 5, 2021, and recorded in Instrument No. 20211011-0136548, Register's Office for Davidson County, Tennessee.

This is real property commonly known as:
1612 Branch Street, Nashville, TN 37216

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILIGN OF THIS QUITCLAIM DEED, HERBY 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, Grantors have executed this Quitclaim Deed on the 29 day of November, 2021.

ICG Development LLC, a Tennessee Limited Liabilty Company

By: Bruce Little, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2021, before me personally appeared Bruce Little, 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 29th day of November, 2021.

Notary Signature
My commission expires:

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, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 29th day of November, 2021.

Notary Public
My Commission Expires: 10-12-2024

Tennessee Certification of Electronic Document

I, Milissa Loew, 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 11/29/21 (date of document).

Affiant Signature

11/29/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10 - 12 - 2024

NOTARY'S SEAL

