Karen Johnson Davidson County
Batch# 820133 DEEDQC
03/11/2022 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028418

Name and Address of New Owner:
Ashley Gittens
4325 Hillsboro Pike
Nashville TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072050P00200CO

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, **STLD Group LLC, a Colorado Limited Liability Company ,** "the Grantor," convey and quitclaim unto **Ashley Gittens** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Homes at 901 Thomas Ave, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20210224-0023080, 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 ICG Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Letijah Yvette Johnson, dated February 24, 2021, and recorded February 24, 2021, in Instrument No. 20210224-0023081, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company, by Quitclaim Deed from ICG Development, LLC, a Tennessee Limited Liability Company, dated December 16, 2021, and recorded December 21, 2021, in Instrument No. 20211221-0168698.

Property Address: 3103 Keeling Avenue, Nashville, TN 37216 (erroneously referenced as 901 B Thomas Ave, Nashville, TN 37216 in prior deed).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY 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, Grantor have executed this Quitclaim Deed on the 1st day of March, 2022.

STLD Group LLC

Ashley Gittens (SEAL)
By Ashley Gittens, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me personally appeared Ashley Gittens, Authorized Signer, 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 1st day of March, 2022.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10.12.2024

AFFIDAVIT OF VALUE

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary Signature
My commission expires: 10.12.2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202203110028418

Tennessee Certification of Electronic Document

I, Melissa 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 3/1/22 (date of document).

Affiant Signature

3/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY