Karen Johnson Davidson County
Batch# 861587 DEEDWARR
05/24/2022 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20220524-0060116

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2540

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of May, 2022

Notary Public
Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Easter Development LLC 290 Forrest Valley Drive Nashville, TN 37209	New Owner	128-00-0-151.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

ICG Development LLC, a Tennessee Limited Liability Company,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Easter Development LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section - Four, being Bounded on the North by Eagle Crest Partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounded on the east by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the South by William B. Mercer, Sr. and wife, Marcia F, Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County. Tennessee and on the West

by Lot 21. Lot 22 and the easterly terminus of Forest Valley Drive (a 60 foot wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being snore particularly described as follows: Beginning at a concrete monument (old) at the Easterly terminus Forrest Valley Drive, said monument lying in the Northerly right-of-way of Forrest Valley Drive and being the Southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows:

1.Leaving the North right-of-way of Forrest Valley Drive and with east line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence;

2. Leaving the East line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the nest 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 et to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates: thence;

4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stomped Ragan-Smith & Associates; thence;

6. With the west line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

8. South 26 degrees 59 minutes 34 seconds West, 232.10 feet to a corner fence post; thence;

9. Leaving said Morris and with the common properly line of William B. Mercer, Sr. and

wife, Marcia F. Mercer, North 86 degrees, 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan- Smith & Associates; thence;

10. With the Easterly line of Lot 22 of said Thousand Oakes Estates and the Easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to survey dated May 27, 2005 by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same property conveyed to Eagle Crest, a Tennessee general partnership by Warranty Deed in Lieu of Foreclosure from Horizon Properties Partnership, a Tennessee general partnership of record in Instrument No. 20100305-0017296, Register's Office for Davidson County, Tennessee, dated March 03, 2010 and recorded on March 05, 2010.

Being the same property conveyed to STLD Group LLC, a Colorado limited liability company by Warranty deed from Eagle Crest, a Tennessee General Partnership of record in Instrument No. 20210917-0125354 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021.

Being the same property conveyed to ICG Development, LLC, a Tennessee limited liability company by Warranty deed from STLD Group LLC, a Colorado limited liability company of record in Instrument No. 20210921-0126797 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of May, 2022.

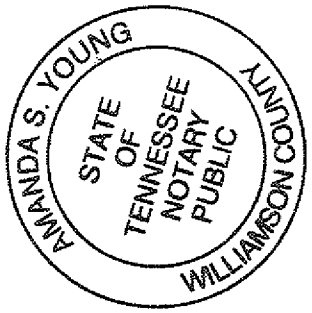
ICG Development LLC

By: _____
Bruce Edward Little, Jr.
Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2022, before me personally appeared Bruce Edward Little Jr, Authorized Signer of ICG Development, 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 10th day of May, 2022.

_____
Notary Signature
My commission expires: 10-12-2024



Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/22.

Affiant Signature

5/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/19/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON