Karen Johnson Davidson County
Batch# 917477 DEEDQC
09/16/2022 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220916-0103291

Name and Address of New Owner:
STLD Group LLC
4235 Hillsboro Pike
Nashville TN 37215

Send Tax Bills To:
STLD Group LLC
4235 Hillsboro Pike
Nashville TN 37215

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, **ICG Development, LLC, a Tennessee Limited Liability Company** "the Grantor," convey and quitclaim unto **STLD Group, LLC a Colorado Limited Liability Company,** "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 the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20210224-0023080, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.
>
> Being a part of the same property conveyed to Kenneth Johnson and wife Letijah Johnson by Warranty deed from Ray H. Dortch and wife, Dolores Creola Dortch of record in Instrument No. 20030828-0125201 Register's Office for Davidson County, Tennessee, dated August 26, 2003 and recorded on August 28, 2003.
>
> Being a part of the same property conveyed to Letijah Yvette Johnson by QuitClaim deed from Kenneth Johnson of record in Instrument No. 20160502-0042915 Register's Office for Davidson

County, Tennessee, dated May 02, 2016 and recorded on May 02, 2016.

Being the same property conveyed to ICG Development, LLC, a Tennessee limited liability company by Quitclaim deed from Letijah Yvette Johnson of record in Instrument No. 20210224-0023081 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on February 24, 2021.

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 of record in Instrument No. 20211221-0168698 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 21, 2021.

Being the same property conveyed to Ashley Gittens by Quitclaim deed from STLD Group, LLC, a Colorado limited liability company of record in Instrument No. 20220311-0028418 Register's Office for Davidson County, Tennessee, dated March 1, 2022 and recorded on March 11, 2022.

Being the same property conveyed to ICG Development, LLC, a Tennessee limited liability company by Quitclaim deed from Ashley Gittens of record in Instrument No. 20220322-0032989 Register's Office for Davidson County, Tennessee, dated March 1, 2022 and recorded on March 22, 2022.

For Information Purposes Only:
Also known as: 3103 Keeling Avenue, Nashville, TN 37216

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 14th day of September, 2022.

ICG Development LLC

_____(SEAL)
BY: Bruce Little, Authorized Signer/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R. Schodroski 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 Member of ICG Development, LLC, the within named bargainor, a Limited Liability Company, and that such Bruce Little as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 14th day of September, 2022.

M.R. Schodroski
Notary Signature

Printed Name: M.R. Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

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

Affiant

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of September, 2022.

Notary Signature
My commission expires: 1-6-2025

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 9/14/2022 (date of document).

Affiant Signature

9/15/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

