Karen Johnson Davidson County
Batch# 952687 DEEDQC
12/16/2022 03:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221216-0130504

Name and Address of New Owner:
ICG Development
Ste 150 Bldg 2
750 Old Hickory Blvd
Brentwood, TN 37027

Send Tax Bills To:
Same as Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 093-16-0-208 093-16-0-207

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," herby bargain, sell, release, remis, quitclaim, and convey unto **ICG Development LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest in and to the following described real estate in Davidson County, Tennessee:

Property 1:
Being the Westerly 5-1/2 feet of Lot No. 277, and the Easterly 24-1/2 feet of Lot 276, on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Page 84 and 85, Registers Office of Davidson County, Tennessee.

Included in above description but excluded is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3876, Page 719, said Register's Office.

Being the same property conveyed to STLD Group, LLC by Warranty Deed from ICG Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221107-0119700, in the Register's Office of Davidson County, Tennessee, dated October 21, 2022 and recorded on November 7, 2022.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from STLD Group, LLC, a Colorado Limited Liability Company and ICG Investments, LLC, a California Limited Liability Company, of record in Instrument No. 20210322-0037699, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 22, 2021.

Being a part of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company and ICG Investments, LLC, a California Limited Liability Company, by Quit Claim Deed from STLD Group, LLC, a Colorado Limited Liability Company, of record in Instrument No. 20200317-0029624, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

Being a part of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company, by Warranty Deed from Bruce Little, Jr., unmarried, of record in Instrument No. 20200317-0029622, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

(For Informational Purposes)
Being known as: 69 Cannon Street, Nashville, TN

Property 2:
Being the Easterly part of Lot 277, on the plan of Claiborne, as of record in Book 21, Page 84 and 85, Register's Office of Davidson County, Tennessee. Said tract or parcel of land begins at the Southwest corner of Cannon and Fairfield Street, and being the North Eastern corner of Lot No. 277; thence with the Southerly margin of Cannon St., Westerly 32-1/2 feet more or less to a point 5-1/2 feet Easterly from the Northwest corner of said Lot; thence Southerly with the East line of Foster lot, 165 feet to an alley; thence with the Northerly margin of said alley, Easterly 24-1/2 feet more or less to the Westerly margin of Fairfield Avenue; thence with the Westerly margin of said Avenue, Northerly 166 feet, more or less to the beginning.

Included in above description but Excluded is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3876, Page 719, said Register's Office.

Being the same property conveyed to STLD Group, LLC by Warranty Deed from ICG Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221107-0119700, in the Register's Office of Davidson County, Tennessee, dated October 21, 2022 and recorded on November 7, 2022.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from STLD Group, LLC, a Colorado Limited Liability Company and ICG Investments, LLC, a California Limited Liability Company, of record in Instrument No. 20210322-0037700, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 22, 2021.

Being part of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company and ICG Investments, LLC, a California Limited Liability Company, by Quitclaim Deed from STLD Group, LLC, a Colorado Limited Liability Company, of record in Instrument No. 20200317-0029624, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

Being part of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company, by Warranty Deed from Bruce Little, Jr., unmarried, of record in Instrument No. 20200317-0029622, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020. Being the same property conveyed to Bruce Little Jr., by Quitclaim Deed from Courtney Dodson, an unmarried woman, of record in Instrument No. 20170523-0051012, in the Register's Office of Davidson County, Tennessee, dated April 18, 2017 and recorded on May 23, 2017.

Being the same property conveyed to Courtney Dodson, an unmarried woman, by Quitclaim Deed from Timothy L. Wilson, a single man, of record in Instrument No. 20160920-0098943, in the Register's Office of Davidson County, Tennessee, dated September 12, 2016 and recorded on September 20, 2016. Being the same property conveyed to Timothy L. Wilson, a single man, by Quitclaim Deed from J & A Real Estate LLC, A Tennessee limited liability company, of record in Instrument No. 20150831-0087777, in the Register's Office of Davidson County, Tennessee, dated August 30, 2015 and recorded on August 31, 2015.

Being the same property conveyed to J & A Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from The Heirs-at-law of Howard Jackson who are Mark D. Jackson and Shawn Jackson, of record in Instrument No. 20130405-0033859, in the Register's Office of Davidson County, Tennessee, dated March 25, 2013 and recorded on April 05, 2013.

(For Informational Purposes)
Being known as: 71 Cannon Street, Nashville, TN

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 12/16/2022 day of December 2022.

STLD Group, LLC a Colorado Limited Liability Company

Ashley B Gittens (SEAL)
BY: Ashley B. Gittens, President

202212160130504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christina Wilbert of the state and county mentioned, personally appeared Ashley B.Gittens, 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 President of STLD Group, LLC, the within named bargainor, a Limited Liability Company, and that such STLD Group, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, this 16 day of December, 2022.

Notary Signature

Printed Name: Christina Wilbert

My commission expires: 01/06/2025

Notarized online using audio-video communication

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires
January 6, 2025

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 16 day of December, 2022.

Notary Signature
My commission expires: 1-6-2025

202212160130504

Tennessee Certification of Elctronic Document

I, Christina Gilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 12/16/22 (date of document).

Affiant Signature

12/16/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2022.

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL