THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0143	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 14 day of Feb. 20 23 *Notary Public* *My commission expires:* 4-13-25 CHERRIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner:
SB Property Group LLC
750 Old Hickory Blvd.
Building 2, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 970662 DEEDQC
02/14/2023 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230214-0010727

Send Tax Bills To:
Owner

Street Address of Subject Property:
1301A Litton Avenue
Nashville, TN 37216

Parcel ID:
072-10-21-001-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ICG Development LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **SB Property Group LLC,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Williamson** County, Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit A of The Homes at Litton Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Homes at Litton A venue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190122-0006177, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or

hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to ICG Development LLC, by quitclaim deed of ICG Investments LLC of record in Instrument #20210921-0126796 Register's Office, Davidson County, TN dated September 15, 2021, recorded September 21, 2021. Being also known as 1301 Litton Avenue A, Nashville, TN 37216.

WITNESS my hand this 14 day of Feb., 2023

ICG Development LLC

Bruce Little, Sole Member & Authorized Signor

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, 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 himself/herself, as Sole Member of ICG Development LLC, the within named bargainor, a Tennessee limited liability company, and that Bruce Little, as Sole Member being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as a member of said company.

Witness my hand and official seal, this the 14 day of Feb., 2023.

Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 February 14, 2023.

Signature
February 14, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 14, 2023

Notary's Signature

My Commission Expires: 4-13-25

