Karen Johnson Davidson County
Batch# 970894 DEEDQC
02/14/2023 03:32:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230214-0010824

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Feb, 2023.

Notary Public

My Commission Expires: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Bucy & Partners, PLLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ICG Development LLC	NEW OWNER	09316020800 09316020700
(NAME)	(NAME)	
750 Old Hickory Blvd, Ste 150, Bldg 2		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS COMBINE THE HEREIN REFERENCED TRACTS AND TO OBTAIN A SINGLE MAP & PARCEL NUMBER

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ICG Development LLC,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **ICG Development LLC,** hereinafter called the Grantee, its successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: 69 Cannon St
Being the Westerly 5½ feet of Lot No. 277 and the Easterly 24½feet 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, Register's Office Davidson County, Tennessee.

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

Tract II: 71 Cannon St
Being the Easterly part of Lot 277, on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Page 84 and 85, Register's Office Davidson County, Tennessee. Said tract begins at the Southwest corner of Cannon and Fairfield Street, and being the Northeastern corner of Lot No. 277; thence with the Southerly margin of Cannon St., Westerly 32½ feet more or less to a point 5½ feet Easterly from the Northwest corner of said Lot; thence Southerly with teh East line of Foster lot, 165 feet to an alley; thence with the Northerly margin of said alley, Easterly 24½ feet more or less wo 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 the above description but excluded is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3876, Page 719, Register's Office Davidson County, Tennessee.

Being the same property conveyed to **ICG Development LLC** by Quitclaim Deed of record in Instrument No. 202212160130504, Register's Office Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **69 & 71 Cannon St, Nashville, TN 37210**.

Witness my hand this the 6th day of February, 2023

ICG Development LLC

By: Bruce Little
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Little, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Signatory of **ICG Development LLC**, the within named bargainor, a limited liability company, and that as such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th Day of Feb, 2023.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

