Karen Johnson Davidson County
Batch# 1019908 DEEDWARR
06/28/2023 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20230628-0049140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Intuition Development, LLC	Intuition Development, LLC	Parcel ID: 114 -00- 0- 091.00 (Parent), Lot 1: 114 00 0 362.00 Lot 2: 114 00 0 363.00 Lot 3: 114 00 0 364.00 Lot 4: 114 00 0 365.00 Lot 5: 114 00 0 366.00
(NAME) 7545 Charlotte Pike	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 of which is hereby acknowledged, I/WE, **ICG Development LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Intuition Development, LLC**, 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:

Land in Davidson County, Tennessee, Lots 1, 2, 3, 4 and 5 on the Plan of Final Plat of Charlotte Westside Subdivision of record in Plat Instrument No. 20230329-0022831, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Craig Self and Stephanie Self, husband and wife and Stephen J. Jenkins and Tara A. Jenkins, husband and wife from George E. Harvey, Sr. and Doris Harvey, husband and wife and Michael Douglas Harvey, Sr. and Patricia Gail Harvey, husband and wife by Warranty Deed dated March 9, 2018 and recorded on March 16, 2018 in Instrument No. 20180316-0024829, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to ICG Development, LLC., a Tennessee limited liability company from Craig Self and Stephanie Self, husband and wife and Stephen J. Jenkins and Tara A. Jenkins, husband and wife by Warranty Deed dated August 9, 2021 and recorded on August 16, 2021 in Instrument No. 20210816-0110148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as (Lot 5) 7545 Charlotte Pike, Nashville, TN 37209
unimproved ☒
This is improved ☐ property, known as (Lot 4)7549 Charlotte Pike, Nashville, TN 37209
unimproved ☒
This is improved ☐ property, known as (Lot 3) 7553 Charlotte Pike, Nashville, TN 37209
unimproved ☒
This is improved ☐ property, known as (Lot 2) 7557 Charlotte Pike, Nashville, TN 37209
unimproved ☒
This is improved ☐ property, known as (Lot 1) 7561 Charlotte Pike, Nashville, TN 37209

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 do 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.

Witness our hands this 26th day of June 2023

ICG Development LLC

BY: _____
Bruce Little

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bruce Little, Authorized Representative of ICG Development LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2023.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 27, 2023 (date of document).

Affiant Signature

June 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023