QUITCLAIM DEED

Karen Johnson
Batch # 1080638
12/11/2023 03:08:31 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231211-0095507

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ashley Gittens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2023.

M.R. Schodroski
Notary Public

COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
SB Property Group, LLC (Name)	**SAME**	**072-05-0P-002.00**
3103 Keeling Ave (Address)		
Nashville, TN 37216		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, unto **STLD Group, LLC, a Colorado limited liability company,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **SB Property Group, LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

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 the same properties conveyed to Kenneth Johnson and wife Letijah Johnson by Warranty Deed from Ray H. Dortch and wife, Dolores Creola Dortch, dated August 26, 2003 and recorded August 28, 2003, of record in Instrument No. 20030828-0125201 in the Register's Office for Davidson County, Tennessee.

Further being the same properties conveyed to Letijah Yvette Johnson, by Quitclaim Deed from Kenneth Johnson, dated May 2, 2016 and recorded May 2, 2016, of record in Instrument No. 20160502-0042915 in the Register's Office for Davidson County, Tennessee.

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

Further being the same properties conveyed to STLD Group, LLC, a Colorado limited liability company, by Quitclaim Deed from ICG Development, LLC, a Tennessee limited liability company, dated December 16, 2021 and recorded December 21, 2021, of record in Instrument No. 20211221-0168698 in the Register's Office for Davidson County, Tennessee.

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

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

Further being the same properties conveyed to STLD Group, LLC, a Colorado limited liability company, by Quitclaim Deed from ICG Development, LLC, a Tennessee limited liability company, dated September 14, 2022 and recorded September 16, 2022, of record in Instrument No. 20220916-0103291 in the Register's Office for Davidson County, Tennessee.

Further being the same properties conveyed to ICG Development LLC, a Tennessee limited liability company, by Quitclaim Deed from STLD Group, LLC, a Colorado limited liability company, dated September 14, 2022 and recorded September 23, 2022, of record in Instrument No. 20220923-0105922 in the Register's Office for Davidson County, Tennessee.

Further being the same properties conveyed to STLD Group, LLC, a Colorado limited liability company, by Quitclaim Deed from ICG Development, LLC, a Tennessee limited liability company, dated November 29, 2023 and recorded December 7, 2023, of record in Instrument No. 20231207-0094587 in the Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

This is unimproved property located at 3103 Keeling Ave, Nashville, TN 37216.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 11th day of December, 2023.

STLD Group, LLC, a Colorado limited liability company

Ashley Gittens

Ashley Gittens, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named **Ashley Gittens, as Member and Authorized Agent for STLD Group, LLC, a Colorado limited liability company**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2023.

My Commission Expires: 3/3/2026

M.R. Schodroski

NOTARY PUBLIC

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON