QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20231211-0095508

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.

Affiant

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

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, a Tennessee limited liability company	**SAME**	**072-15-2R-001.00**
(Name) **1612 Branch St Unit A**		
(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, **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 A, Declaration of Covenants, Conditions, and Restrictions for 1612 Branch Street Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20211119-0154110, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being part of the same property conveyed to Elgrine J. Kirby by Deed from Cleo Moore, dated May 25, 1946 and recorded on May 25, 1946 in Book 1390, Page 49, Register's Office for Davidson County, Tennessee. The said Elgrine J. Kirby having since died leaving his only heir Elgrine J. Kirby, Jr.

Further being part of the same property conveyed to Aaron Adams, Trustee by Quitclaim Deed from Elgrine J. Kirby, Jr., dated June 3, 1998 and recorded on June 16, 1998 in Book 10979, Page 86, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Elgrine J. Kirby, Jr. and wife, Jenna L. Kirby by Quitclaim Deed from Aaron Adams, Trustee, dated June 3, 1998 and recorded on June 16, 1998 in Book 10979, Page 86, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Elgrine J. Kirby, Jr. and Jenna L. Kirby, a married couple, dated August 5, 2021 and recorded on October 11, 2021 in Instrument No. 20211011-0136548, Register's Office for Davidson County, Tennessee.

Further being part of the same property 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, 2021 and recorded on December 1, 2021 in Instrument No. 20211201-0159284, Register's Office for Davidson County, Tennessee.

Further being part of 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 dated November 29, 2021 and recorded on December 9, 2021 in Instrument No. 20211209-0162986, Register's Office for Davidson County, Tennessee. See Affidavit of Scrivener's Error of record in Instrument No. 20220526-0061286 on May 26, 2022 correcting legal description.

Further being part of the same property conveyed to SB Property Group, LLC, a Tennessee limited liability company by Quitclaim Deed from ICG Development, LLC, a Tennessee limited liability company, dated August 9, 2023 and recorded on August 10, 2023 in Instrument No. 20230810-0062109, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to STLD Group, LLC, a Colorado limited liability company by Quitclaim Deed from SB Property Group, LLC, a Tennessee limited liability company, dated November 29, 2023 and recorded on December 7, 2023 in Instrument No. 20231207-009589, Register's Office for Davidson County, Tennessee.

This is improved property located at 1612 Branch Street, Unit A, 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