Karen Johnson Davidson County
Batch# 1103587 DEEDWARR
02/22/2024 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $4,699.00
20240222-0012259

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chamberlain Family Holding LLC	Chamberlain Family Holding LLC	Parcel ID: 072 15 2R 001.00 and 072 15 2R 002.00
(NAME) 1400 Hickory Point Road	(NAME) 1400 Hickory Point Road	
(ADDRESS) Clarksville, TN 37043	(ADDRESS) Clarksville, TN 37043	
(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, **SB Property Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chamberlain Family Holding LLC, a Tennessee Limited Liability Company**, 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:

Parcel No.: 072 15 2R 001.00 (UNIT A)

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 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 by Quitclaim Deed from ICG Development, LLC, 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 by Quitclaim Deed from STLD Group, LLC, 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 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 August 10 2023 in Instrument No. 20230810-0062109, Register's Office Davidson County, Tennessee.

Further being the same property conveyed to STLD Group, LLC, a Colorado limited liability company from SB Property Group, LLC, a Tennessee limited liability company by Quitclaim Deed dated November 29, 2023 and recorded on December 7, 2023 in Instrument No. 20231207-0094589, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to SB Property Group, LLC, a Tennessee limited liability company from STLD Group, LLC, a Colorado limited liability company by Quitclaim Deed dated December 11, 2023 and recorded on December 11, 2023 in Instrument No. 20231211-0095508, Register's Office for Davidson County, Tennessee.

Parcel No.: 072 15 2R 002.00 (UNIT B)

Land in Davidson County, Tennessee, being Unit B, 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 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 by Quitclaim Deed from ICG Development, LLC, 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 by Quitclaim Deed from STLD Group, LLC, 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 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 August 10, 2023 in Instrument No. 20230810-0062110, Register's Office Davidson County, Tennessee.

Further being the same property conveyed to STLD Group, LLC, a Colorado limited liability company from SB Property Group, LLC, a Tennessee limited liability company by Quitclaim Deed dated November 29, 2023 and recorded on December 7, 2023 in Instrument No. 20231207-0094590, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to SB Property Group, LLC, a Tennessee limited liability company from STLD Group, LLC, a Colorado limited liability company by Quitclaim Deed dated December 11, 2023 and recorded on December 11, 2023 in Instrument No. 20231211-0095505, 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 1612 A & B Branch St., Nashville, TN 37216

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 21st day of Feb, 2024

SB Property Group, LLC, a Tennessee limited liability company

BY: _____
Bruce Little,
Manager

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Bruce Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Manager, and is authorized to execute the instrument on behalf of SB Property Group, LLC, a Tennessee limited liability company, the within named barginor, and that as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Manager.

Witness my hand and official seal, this the 21st day of February, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Certificate of Authenticity

I, Tonya Loftin, 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 21, 2021**.

Date

Tonya Loftin
Affiant Signature

February 22, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)