Karen Johnson Davidson County
Batch# 828365 DEEDQC
03/25/2022 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220325-0034418

THIS INSTRUMENT PREPARED BY: Morris, Manning & Martin, LLP 1600 Atlanta Financial Center 3343 Peachtree Rd, NE Atlanta, GA 30326 SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00 By: _____ Affiant Subscribed and sworn to before me, this 8th day of February, 2022. _____ Notary Public My Commission Expires: 11/6/24

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
c/o ResiBuilt Homes 3630 Peachtree Rd, Suite 500 Atlanta, Georgia 30326	New Owner	043-15-0-302-00 043-15-0-135-00 043-15-0-141-00 043-15-0-134-00

QUITCLAIM DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **Monarch Development CRE, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Larkin Springs (TN) Owner IV LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 1020 E. Old Hickory Boulevard, 0 Old Hickory Boulevard and 0 Providence Pass, Madison, Davidson County, Tennessee.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by the Grantor, and neither the Grantor nor the firm of Morris, Manning Martin, LLP shall have any liability for the status of the title to the property or the accuracy of such information.

[Signature Page Follows]

8th IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective February 8th, 2022.

GRANTOR:

Monarch Development CRE, LLC,
a ~~Tennessee~~ limited liability company

By: _____(SEAL)
Name: Seth Martin
Title: Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner of **Monarch Development CRE, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as _____.

WITNESS MY HAND, at office, this 8 day of February 2022.

_____
Notary Public

My Commission Expires: 11/16/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

LAND lying in the 11th Civil District of Davidson County, Tennessee, and being, more particularly described as follows:

Beginning at an old disturbed iron rod, said point defining the Rights-of-Way of East Old Hickory Boulevard and being the Northeast corner of Lot Number 11 as shown on the Final Plat of Anderson's Subdivision Old Hickory Boulevard, as recorded in Book 974, Page 36, in the Register's Office of Davidson County (R.O.D.C.), Tennessee;

Thence, with said Lot 11, S 05°46'03" W, 129.58 Feet to an old iron rod, being a common corner with BETHEL HOUSE OF GOD CHURCH TRUSTEES, as recorded in Book 4097, Page 163, R.O.D.C., Tennessee;

Thence, S 85°13'43" E, 35.27 Feet to an old iron rod being the Northwest corner of the property of CHARLY REYES MUNOZ as recorded in Instrument Number 20180904-0087093, R.O.D.C., TN ;

Thence, S 07°29'38" W, 339.08 Feet to a new iron rod being the Northwest corner of Lot 1 of the Larkin Springs Subdivision, as recorded in Book 5800, Page 178, R.O.D.C., TN;

Thence, S 07°27'14" W, 402.56 Feet to a new iron rod replacing a found 1" iron pipe, said point being a common corner with ROBERTO GALVAN CARRILLO as recorded in Instrument Number 20200715-0077627, R.O.D.C., TN;

Thence, S 09°58'18" W, 223.81 Feet to an old iron rod being the Northwest corner of LOT 4 CHEREL STARKS Subdivision as recorded in Instrument Number 20160817-0085693, R.O.D.C., TN;

Thence, with said Subdivision, S 09°50'15" W, 186.73 Feet to a new iron rod lying in the North line of LOT 3 PROVIDENCE PLACE, as recorded in Instrument Number 20080703-0068717, R.O.D.C, TN;

Thence, with the subdivision's North line, N 84°02'12" W, 207.44 Feet to an old iron rod lying in the East line of Lot 1of the Subdivision of a Portion of the Edward W. Meek Property as recorded in Instrument No. 20190417-0035421, R.O.D.C., TN;

Thence, with Lot 1, N 08°37'38" E, 22.29 Feet to a nail set in a Hackberry Tree, said point being a common corner with Lot 3 of said Subdivision;

Thence, with the common boundary of Lots 1 and 3 the following calls:

N 82°49'37" W, 69.11 Feet to an old iron rod;
S 07°03'35" W, 58.00 Feet to a PK nail set in a rock;
N 82°25'19" W, 28.58 Feet to an old iron rod;
S 07°34'41" W, 113.11 Feet to the North Right-of-Way of New Providence Pass;

Thence, along said Right-of-Way with a curve turning to the right with an arc length of 68.52 Feet, with a radius of 2178.62 Feet, with a chord bearing of N 83°44'46" W, and with a chord length of 68.52 Feet;

Thence, N 82°39'38" W, 85.35 Feet to Lot 2 of said plat;

Thence, with said Lot 2, with a curve turning to the left with an arc length of 39.16 Feet, with a radius of 25.00 Feet, with a chord bearing of N 52°26'59" E, and with a chord length of 35.28 Feet;

Thence, N 07°34'41" E, 95.33 Feet to an old iron rod;
Thence, N 82°27'21" W, 121.83 Feet to an old iron rod;
Thence, S 08°56'08" W, 137.49 Feet to a set PK nail set in pavement passing the Southwest corner of Lot 2 at 118.55 Feet;

Thence, N 67°46'36" W, 16.48 Feet to a PK Nail set in pavement;

Thence, N 07°46'59" E, 193.00 Feet to an old iron rod being the Northeast property corner of EVANS, MELVIN B. EVANS SR. & MELVIN B. EVANS JR. as recorded in Instrument Number 20200113-0003987, R.O.D.C., TN;

Thence, N 07°34'48" E, 350.07 Feet to an old iron rod being the Northeast property corner of JOSHUA SWEAT & HOME PROS COOP, LLC, as recorded in Instrument Number 20211201-0159285, R.O.D.C., TN;

Thence, N 08°01'25" E, 450.64 Feet to an old iron rod being the Northeast property corner of LOT 7 ROCK HILL SUBDIVISION BLOCK 'A', as recorded in Instrument Number 20010129-0008518, R.O.D.C., TN;

Thence, N 07°39'34" E, 300.78 Feet to an old iron rod, the Southeast corner of the COMMON AREA 1004 OLD HICKIORY BLVD RESIDENCES as recorded in Instrument Number 20180309-0022618, R.O.D.C., TN;

Thence, S 84°01'28" E, 20.01 Feet to a fence corner defining the South line of the property conveyed to KENNETH W., HACKNEY SR. and LINDA DARLINE HACKNEY as recorded in Instrument Number 20021004-0121533, R.O.D.C., and being a common corner with EQUITY TRUST CO as recorded in Instrument Number 20210609-0077733, R.O.D.C., TN;

Thence, S 07°46'58" W, 170.43 Feet to a new iron rod at a fence corner, passing a new 1.0 Foot witness iron rod from the previous fence corner;
Thence, S 82°17'06" E, 336.46 Feet to a new iron rod;

Thence, S 83°04'02" E, 100.97 Feet to a new iron rod;

Thence, N 05°22'18" E, 190.06 Feet to a new iron rod, said point being the Southwest corner of Lot 14 as shown on the Final Plat of Anderson's Subdivision Old Hickory Boulevard, as recorded in Book 974, Page 36, R.O.D.C., TN;

Thence, N 05°51'34" E, 131.60 Feet to a new PK nail in an existing driveway defining the Right-of-Way of said East Old Hickory Boulevard;

Thence, with said Right-of-Way, S 84°20'49" E, 100.00 Feet to the point of beginning and having an area of 628,576 Square Feet or 14.430 Acres, more or less.

Being the same property conveyed to Grantor by deed of record in Instrument No. _____ _____ and in the Register's Office for Davidson County, Tennessee.
20220304 - 0024825

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 3/8/2022 (date of document).

Affiant Signature

3/8/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202203250034418