Karen Johnson Davidson County
Batch# 904157 DEEDWARR
08/16/2022 01:19:13 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20220816-0092837

Prepared by:
Tennessee Title & Escrow Partners, LLC
206 Gothic Court, Suite 300
Franklin, TN 37067

JONATHAN ERISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2022

Notary Public
My commission expires: 6-23-25

Address of New Owner:	Send Tax Bills to:	Tax Information
Monarch Development CRE, LLC 0 Old Hickory Blvd Madison, TN 37115	← Same	043-15-0-136.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equity Trust Co. Custodian FBO Edward W. Meek IRA,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monarch Development CRE, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in Davidson County, Tennessee, Beginning at a point in the South margin of Old Hickory Boulevard, at the corner of Lots Nos. 14 and 15 of said Block; thence with the line between said lots Southerly 131.6 feet to a point at the common Southerly corner of said Lots; thence continuing Southerly 192 feet, more or less, to a point, the Northeast corner of a 3 -acre tract conveyed to Raymond Arnold and wife, Rosa D. Arnold, by deed from W. L. Murray and wife, of record in Book 1939, Page 133, Register's Office for said County; thence along Arnold's North fine Westerly 420 feet, more or less, to a point; thence North 3 0 30' East 170 feet to a point in the South line of Lot No. 31 of said Block above referred to; thence with the Southerly line of said Block of lots, Easterly 180.13 feet to the common Southerly corner of Lots Nos. 24- and 25 of said Block; thence with the line between said lots if the same were extended Southerly 50 feet to a point; thence Easterly 150 feet to a point; thence Northerly 50 feet to the common corner of Lots Nos. 18 and 19 of said Block; and continuing with the line between said Lots 18 and 19, Northerly 134.2 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 100 feet to the point of beginning.

Being the same property conveyed to Equity Trust Co. Custodian FBO Edward W Meek IRA by Deed from David W. Gregory, an unmarried man dated June 3rd, 2021 and filed for record in Instrument No. 20210609-0077733 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 0 Old Hickory Blvd, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 28th day of January, 2022.

Equity Trust Co. Custodian FBO
Edward W Meek IRA

FEB 0 3 2022

REVIEWED
APPROVED

By: _____
Its: Hope Gonzales
Corporate Alternate Signer

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~WILLIAMSON~~ CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Equity Trust Co. Custodian FBO Edward W. Meek IRA,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

FEB 0 3 2022

Witness my hand and official seal at Franklin, Tennessee, this the ~~28th~~ 3rd day of ~~January~~ February, 2022.

_____
Notary Public

My Commission expires: _____

Laura G Deitz
Notary Public - State of Ohio
2020-RE-809865
My Commission Expires
01/14/2025

FILE NO: 2022017322