Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Monarch Development CRE, LLC 1018 E Old Hickory Blvd Madison, TN 37115	Same	043-15-0-110.00

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 as to a 20% interest and Equity Trust Co. Custodian FBO DeEtta Brewer-Meek IRA as to an 80% interest,** 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:

Land in Davidson County, Tennessee, being lots nos. 15 to 18 both inclusive of Block B and part of an unnumbered tract lying south of said lots on the plan of Anderson's subdivision on Old Hickory Boulevard, as of record in Plat Book 974, pages 36 and 37 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Equity Trust Co. Custodian FBO Edward W. Meek IRA as to a 20% undivided interest and Equity Trust Co. Custodian FBO DeEtta Brewer-Meek IRA as to a 80% interest by Deed from David W. Gregory, an unmarried man dated June 3rd, 2021 and filed for record in Instrument No. 20210610-0078249 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 1018 E 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.

Karen Johnson Davidson County
Batch# 904158 DEEDWARR
08/16/2022 01:20:07 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20220816-0092838

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

By: Hope Gonzales
Its: Corporate Alternate Signer

Equity Trust Co. Custodian FBO
DeEtta Brewer Meek IRA

By: Hope Gonzales
Its: 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 **Hope Gonzales** CORPORATE ALTERNATE SIGNER of Equity Trust Company on behalf of **Equity Trust Co. Custodian FBO Edward W Meek IRA, and Equity Trust Co. Custodian FBO DeEtta Brewer-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 as CORPORATE ALTERNATE SIGNER.

Witness my hand and official seal at Franklin, Tennessee, this the ~~28th~~ 2nd day of ~~January~~ February, 2022.

NOTARY PUBLIC STATE OF OHIO

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

Notary Public

My Commission expires:

FILE NO: 2022017321

Reviewed and Approved
DeEtta Brewer-Meek

Reviewed and Approved