Karen Johnson Davidson County
Batch# 1162227 DEEDWARR
07/25/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,896.25
20240725-0056304

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22598-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $512,500.00.

Affiant

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025 SUMNER COUNTY

Subscribed and sworn to before me, this the 18th ~~31st~~ day of July, 2024.

Notary Public
My Commission Expires: 3/1/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
San Sebastian Development, LLC 1451 Baugh Springs Road McDonald, TN 37353	Same as New Owner	072 13 1I 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged that **Monarch Opportunity Fund 1, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **San Sebastian Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2401 INGA STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2401 INGA STREET TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220830-0097704, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Monarch Opportunity Fund 1, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dakota Capital Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231106-0086650, in the Register's Office of Davidson County, Tennessee, dated November 01, 2023 and recorded on November 06, 2023.

Being a part of the same property conveyed to Dakota Capital Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210916-0124260, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 16, 2021. as Re-Recorded in Instrument No. 20220509-0052954.

This is improved or property located at: **2401 A Inga Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

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all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 18 day of July, 2024.

GRANTOR:

Monarch Opportunity Fund 1, LLC, a Tennessee Limited Liability Company

By: Monarch Development CRE, LLC, a Tennessee Limited Liabilty Company, Manager

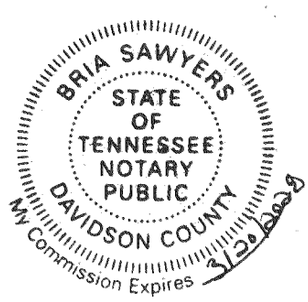
By: _____
Seth Martin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Martin, sole member of Monarch Development CRE, LLC, manager of Monarch Opportunity Fund 1, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Monarch Development CRE, LLC, manager of Monarch Opportunity Fund 1, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of July, 2024.

_____
Notary Public
My Commission expires: 3/20/2028



Certificate of Authenticity

I, Barbara McGinty, 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 July 18, 2024.

Date

Affiant Signature

July 18, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY