THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38617-04-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whicl transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2025. Notary Public My Commission Expires:

Karen Johnson
Batch # 1295393
07/09/2025 10 39 32 AM
Fees $18 00 Taxes $2,590 00

Davidson County
DEEDWARR
3 pgs

20250709-0053927

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 04, 2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GRUPO MONARCA LLC DBA Vanguard Strategic Development 301 Demonbreaun St, Unit 2012 Nashville, TN 37201	NEW OWNER	Map and Parcel No.: 091133Y00100CO* 091133Y00200CO* 091133Y00300CO* 091133Y00400CO*

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HR Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grupo Monarca LLC DBA Vanguard Strategic Management** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 423 A&B & 425 A&B Westboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 27th day of June, 2025

HR Investments, LLC, a Tennessee limited liability company

BY: John Timothy Hoots, Pres.
John Timothy Hoots, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Timothy Hoots, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is President of HR Investments, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of June, 2025.

Notary Public

My Commission Expires: 3/8/28



EXHIBIT "A"

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit Nos. 423A, 423B, 425A and 425B, as established by Declaration of Covenants, Conditions, and Restrictions for 423 & 425 Westboro Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20231129-0092066, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 423 & 425 Westboro Drive Townhomes, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20231129-0092066, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said units

Being the same property conveyed to HR Investments, LLC, a Tennessee Limited Liability Company, by deed dated March 11, 2022 from Two Dogs Development, LLC, a Wyoming Limited Liability Company, of record in Instrument No 20220322-0032468, Register's Office for Davidson County, Tennessee

This conveyance is made subject to.

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee Map and Parcel Nos. 091133Y00100CO; 091133Y00200CO, 091133Y00300CO and 091133Y00400CO.

2 Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 423 & 425 WestBoro Drive Townhomes, of record in Instrument No 20231129-0092066, Register's Office for Davidson County, Tennessee

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C A § 66-27-101, et seq.

4 All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No 20231129-0092066, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Instrument No. 20230410-0025617, Register's Office for Davidson County, Tennessee.

6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8698, page 722, Register's Office for Davidson County, Tennessee.