THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17124-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00. Janel Johnson Affiant
Karen Johnson Davidson County Batch # 1327215 DEEDWARR 09/26/2025 09 56 30 AM 2 pgs Fees $13 00 Taxes $2,590 00 20250926-0076830	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2025. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grupo Monarca LLC	NEW OWNER	103-06-0Q-001.00
1064 Pine Creek Drive		103-06-0Q-002.00 103-06-0R-001.00
Arrington, TN 37014		103-06-0R-002.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JP Yard LLC, a Tennessee limited liability company and 4GLD LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grupo Monarca LLC, Tennessee limited liability company dba Vanguard Strategic Management**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL I & II

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit Nos 1 & 2, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 241 White Bridge Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201208-0142817, 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 lots, property co-owners and tenants of Homes at 241 White Bridge Pike, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201208-0142817, 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

PARCEL III & IV

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit Nos. 1 & 2, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 243 White Bridge Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No 20201208-0142784, 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 lots, property co-owners and tenants of Homes at 243 White Bridge Pike, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201208-0142784, 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 JP YARD LLC, a Tennessee limited liability company and 4GLD LLC, a Tennessee limited liability company, by Warranty Deed from Urban Capital LLC, a Tennessee limited liability company, dated December 1, 2023, and of record in Instrument No. 20231204-0093129, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **241 A White Bridge Pike, Nashville, TN 37209, 241 B White Bridge Pike, Nashville, TN 37209, 243 A White Bridge Pike, Nashville, TN 37209, and 243 B White Bridge Pike, Nashville, TN 37209**

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. 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 our hands this the 24th day of September, 2025.

JP Yard LLC, a Tennessee limited liability company

BY: _____
Jason R. Pollard, Sole Member

4GLD LLC, a Tennessee limited liability company, and

BY: _____
Richard Elam, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Jason R. Pollard, 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 the Sole Member of the maker, **JP Yard LLC**, and is authorized by the maker to execute this instrument on behalf of the maker

Witness my hand and official seal this the 24 day of September, 2025.

My Commission expires 7/3/28

_____
Notary Public

SAMUEL F ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Richard Elam, 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 the Sole Member of the maker, **4GLD LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 24 day of September, 2025.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY