THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851883** Karen Johnson Davidson County Batch # 1332116 DEEDWARR 10/09/2025 08 11 29 AM 2 pgs Fees $13 00 Taxes $6,105 00 20251009-0080546	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000 00. Janel Johnson Affiant Subscribed and sworn to before me, this ~~29th~~ 6th day of ~~September, 2025~~ October 2025 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Grupo Monarca LLC DBA Vanguard Strategic Management 160 2nd Avenue South Unit 2605 Nashville TN 37201	Send Tax Bills To: NQM Funding, LLC 4800 N Federal Hwy, Bldg E, Ste 200 Boca Raton, FL 33431	Tax Information: Tax Parcel ID No 093 06 4E 090.00

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, **David M. Peison, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grupo Monarca LLC, a Tennessee limited liability company DBA Vanguard Strategic Management**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Unit 2605 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.409% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to David M. Peison, by Special Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 20221013-0112505, in the Register's Office of Davidson County, Tennessee, dated September 12, 2022 and recorded on October 13, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UPPER FERRY PLAN, as recorded in Plat Book R, Page 420

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHOWING EXCHANGE OF PROPERTY ON SOUTH FRONT STREET FOR BASIN ALLEY TRACK, as recorded in Plat Book 332, Page 26

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 151 FIRST AVENUE, as recorded in Instrument No 20190403-0030305

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 160 Second Avenue Private Residences Condominium of record in Instrument No 20211229-0171494, as amended in Instrument No 20220425-0047381 and in Instrument No 20220525-0060949, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20211229- 0171493, amended in Instrument No 20220425-0047380 and in Instrument No 20220525-0060948 and Assignment of Board Appointment Right in Instrument No 20240603-0040820
Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No 20190312-0022309

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20190320-0025463

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No 20190617-0058068

Easement recorded in Instrument No 20201228-0153306

Regulatory Agreement as set forth in instrument recorded in Book 6461, Page 218

Charter for 160 Second Avenue Private Residences Condominium Association, Inc recorded as Instrument No 20211220-0167931

Charter for 151 First Avenue Master Condominium Association, Inc recorded as Instrument No 20211220-0167932

This is improved property located at 160 2nd Avenue South Unit 2605 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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 this 29th day of September, 2025

David M Peison

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David M Peison, 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

Witness my hand, at office, this 29th day of September, 2025

Notary Public
My Commission Expires November 5, 2028

ANA GOMEZ NOTARY PUBLIC STATE OF NEW YORK

ANA GOMEZ
Notary Public - State of New York
NO 01GO0030608
Qualified in New York County
My Commission Expires Nov 5, 2028