WARRANTY DEED

Karen Johnson
Batch # 1389346
03/06/2026 11:30:30 AM
Fees: $18.00 Taxes: $6,105.00
Davidson County
DEEDWARR
3 pgs
20260306-0018136

State of Tennessee
County of ~~Williamson~~ 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 THE 27th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Groupo Monarca LLC dba Vanguard Stategic Management, a Tennessee limited liability company	Groupo Monarca LLC dba Vanguard Stategic Management, a Tennessee limited liability company	105-11-0-057 105-11-2-M-005.00 105-11-2-M-006.00
(NAME) 1064 Pine Creek Dr	(NAME) same address	105-11-2-M-005.00 105-11-2-M-007.00 105-11-2-M-001.00
(ADDRESS) Arrington, TN 37014	(ADDRESS) , TN	105-11-2-M-002.00 105-11-2 - M-003.00 105-11-2-M-004.00
(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, **Stewart QOZB, LLC, a limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRUPO MONARCA LLC DBA VANGUARD STRATEGIC DEVELOPMENT,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 1701 Stewart Place, Nashville, TN 37203
1703 - A, B & C Stewart Place, Nashville, TN 37203
1705 Stewart Place, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 974, page 17 and Book 974, page 91; restrictions of record in Book 1117, page 355; Declaration of Covenants, Conditions and Restrictions for Homes at 1703 Stewart Place of record in Instrument No. 20230804-0060445 all of record in the Register's Office for Davidson County, Tennessee.

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 my/our hands this 27th day of February, 2026.

STEWART QOZB, LLC, A LIMITED LIABILITY COMPANY

Bryan D Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Stewart QOZB, LLC, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 27th day of February, 2026.

Notary Public
My Commission Expires: 10.29.28

File No.: 39628

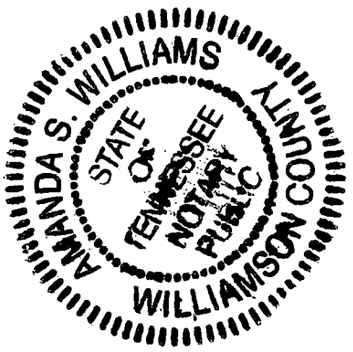


EXHIBIT "A"
LEGAL DESCRIPTION

Tract I: Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hamilton Subdivision of Lot No. 15 and resubdivision of part of Lot Nos. 11, 12 and 13 of the Horton property, of record in Book 974, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric N. Malo and wife, Alysha I. Malo, by Warranty Deed from Michelle Gomez, dated September 15, 2008, of record in Instrument No. 20080924-0097030, AND Being the same property conveyed to Stewart QOZB, LLC, a Tennessee limited liability company of record in Instrument No. 20260227-0015846 Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being Units E, F and G, on the Plat of Hamilton Property Subdivision of Lot 15 and Resubdivision of Parts of Lots 11, 12 and 13 of Horton Plan of the Homes at 1703 Stewart Place, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230804-0060445, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Jeremy Kelton, an unmarried person, by Warranty Deed from Paul W. Harper, and wife, Thelma M. Harper, dated May 4, 2009, as of record in Instrument No. 20090507-0042005, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Clearwater Properties, LLC, by Quitclaim Deed from Jeremy Kelton, dated July 14, 2014, of record in Instrument No. 20140728-0066947, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jeremy Kelton, an unmarried man, by Quitclaim Deed from Clearwater Properties, LLC, dated May 20, 2016, of record in Instrument No. 20160610-005095, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Stewart QOZB, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jeremy Kelton, an unmarried man, dated May 20, 2016, of record in Instrument No. 20230804-0060443, Register's Office for Davidson County, Tennessee.

Tract III: Land in Davidson County, Tennessee, being Units A, B, C and D of Homes at 1703 Stewart Place, a horizontal property regime established by Master Deed of record in Instrument No. 20230804-0060445, Register's Office for Davidson County, Tennessee, and as shown on a Plat in Exhibit B of said Master Deed, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ralph M. Kelton, Jr., by Warranty Deed from Roberts Real Estate, LLC, dated September 21, 2007, of record in Instrument No. 20071004-0118369, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ralph M. Kelton, Jr. and wife, Susan W. Kelton, by Quitclaim Deed from Ralph M. Kelton, Jr. and K. Thomas Sidwell, dated August 4, 2011, of record in Instrument No. 20110902-0068230, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Ralph M. Kelton, Jr., and Susan Wright Kelton, Trustees of the Kelton Family Revocable Living Trust Agreement u/a/d 12/31/15, by Quitclaim Deed from Ralph Kelton (a/k/a Ralph M. Kelton, Jr.) and wife, Susan Kelton, dated February 19, 2016, of record in Instrument No. 20160309-0022689, Register's Office for Davison County, Tennessee. Also being the same property conveyed to Ralph McLain Kelton, Jr., Trustee, Susan Wright Kelton Marital Trust U/A dated December 31, 2015, dated December 10, 2018, of record in Instrument No. 20181211-0120485, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ralph M. Kelton, Jr., Trustee, Kelton Family Revocable Living Trust Agreement dated December 31, 2015, by Quitclaim Deed from Ralph McLain Kelton, Jr., Individually, dated December 10, 2018, of record in Instrument No. 20181211-0120486, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kelton Enterprises, LP, a Tennessee Limited Partnership, by Quitclaim Deed from Ralph M. Kelton, Jr., Trustee, Kelton Family Revocable Living Trust Agreement dated December 31, 2015, dated December 10, 2018, of record in Instrument No. 20181211-0120487, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ralph McLain Kelton, Jr., Trustee, Susan Wright Kelton Martial Trust U/A dated December 31, 2015, by Quitclaim Deed from Ralph M. Kelton, Jr., (a/k/a Ralph Kelton), Trustee, Kelton Family Revocable Living Trust Agreement dated December 31, 2015, dated December 10, 2018, of record in Instrument No. 20181211-0120488, corrected in Instrument No. 20190225-0016539, Register's Office for Davidson County, Tennessee. Also being the same property conveyed Kelton Enterprises, LLC, a Tennessee Limited Partnership, by Quitclaim Deed from Ralph McLain Kelton, Jr. Trustee, Susan Wright Kelton Martial Trust U/A dated December 31, 2015, and Ralph McLain Kelton, Jr., Individually and Ralph M. Kelton, Jr., Trustee Kelton Family Revocable Living Trust Agreement Dated December 31, 2015, dated December 8, 2022, of record in Instrument No. 20221215-0130031, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stewart QOZB, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kelton Enterprises, LP, a Tennessee limited partnership, incorrectly referenced as Kelton Enterprises, LLC, a Tennessee Limited Partnership in previous conveyance, dated August 3, 2023, of record in Instrument No. 20230804-0060444, Register's Office for Davidson County, Tennessee.