WARRANTY DEED

Karen Johnson
Batch # 1427490
06/03/2026 09:32:10 AM
Fees: $13.00 Taxes: $1,596.64
20260603-0049930

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,524.61

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~19th~~ 22nd day of May, 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 AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Grupo Monarca, LLC	NEW OWNER	104021U00100COO
(NAME)	(NAME)	
1064 Pine Creek Drive		
(ADDRESS)	(ADDRESS)	
Arrington, TN 37014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260484

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, I/we, **Delta Development, LLC a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Grupo Monarca, LLC dba Vanguard Strategic Development a Tennessee limited liability company**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit A of Homes at 3109 Belwood, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3109 Belwood, a Horizontal Property Regime with Private Elements, of record as Inst. No. 20250808-0063155, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 3109 Belwood, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Inst. No. 20250808-0061355, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to Eric W. Hahn, a single person, by Warranty Deed from Jerry C. Waddell, Dale P. Waddell and Rodney K. Waddell dated 09/27/1991 and filed of record in Book 8456, page 564, Register's Office for Davidson County, Tennessee.

AND BEING a portion of the same property conveyed to Eric W. Hahn and Sherri W. Hahn, Trustees of the Hahn Family Revocable Living Trust Agreement UAD June 12, 2019 by Quitclaim Deed from Eric W. Hahn, dated 06/12/2019 and filed of record in Inst. No. 20190625-0061135, Register's Office for said County. The said Eric W. Hahn having died on or about 10/09/2019 leaving Sherri W. Hahn the remaining Trustee.

AND BEING a portion of the same property conveyed to Delta Development, LLC, a Tennessee limited liability company, by Warranty Deed dated 03/20/2025 from Sherri W. Hahn, Trustee of the Hahn Family Revocable Living Trust UAD June 12, 2019 and filed of record in Inst. No. 20250324-0021996, Register's Office for said County.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 3109 Belwood and filed of record in Inst. No. 20250808-0061355, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☒

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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19 day of May, 2026

Delta Development, LLC

BY: Matthew D. Bolton
Matthew D. Bolton

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Delta Development, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 19 of May, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON