NEW OWNER:
CYNTHIA CLEMONS
105 LADERA COURT
NASHVILLE, TN 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel
091133Y00200

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 26-0047

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1427660 DEEDWARR
06/03/2026 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $5,217.00
20260603-0050169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Ten Thousand and 00/100 Dollars ($1,410,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GRUPO MONARCA LLC dba VANGUARD STRATEGIC DEVELOPMENT,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CYNTHIA CLEMONS, a single woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 423B, 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, as amended in Instrument No. 20250717-0056587, 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, as amended in Instrument No. 20250717-0056587, 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 a portion of the same property conveyed to GRUPO MONARCA LLC DBA VANGUARD STRATEGIC MANAGEMENT by Warranty Deed from HR INVESTMENTS, LLC, a Tennessee limited liability company, dated June 27, 2025, and of record in Instrument No. 20250709-0053927, Register's Office for DAVIDSON County, Tennessee. Grupo Monarca LLC dba Vanguard Strategic Management changed their name to Grupo Monarca LLC dba Vanguard Strategic Development.

THIS IS IMPROVED PROPERTY which has the address of **105 LADERA COURT, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20231129-0092066, as amended in Instrument No. 20250717-0056587, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of ~~April~~ May, 2026.

GRUPO MONARCA LLC dba VANGUARD STRATEGIC DEVELOPMENT

By: _____
GETULIO SAHDALA RODRIGUEZ
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GETULIO SAHDALA RODRIGUEZ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **GRUPO MONARCA LLC dba VANGUARD STRATEGIC DEVELOPMENT,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this ~~29th day of May,~~ 2026.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2029

****

The actual consideration or value, whichever is greater, for this transfer is **$1,410,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2026.

NOTARY PUBLIC

My commission expires: 03/02/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 29, 2026.

Affiant Signature

5/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026