This instrument was prepared by:
BY Mitchell Ross Rocconi, PLLC
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040
(931) 552-1480

CLIFFORD L. GARRARD, IV, ET UX

TO: WARRANTY DEED

MICHAEL P. MONROE, ET UX

Karen Johnson Davidson County
Batch# 1459534 DEEDWARR
08/14/2026 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20260814-0075832

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, CLIFFORD L. GARRARD, IV and wife, TAYLOR GARRARD, Grantors, have this day bargained and sold and do hereby transfer and convey unto MICHAEL P. MONROE and wife, MEGAN H. MONROE, as tenants by the entirety, their heirs and assigns forever, Grantees, all right, title and interest of Grantors in and to the following described real estate, situated in the Second (2nd) Civil District of Davidson County, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6A on the Plan of LOT 5 & 6, RESUBDIVISION OF PART OF LOTS 38 & 39, O.F. NOEL'S PLAN OF LOTS CALLED "NOELTON", of record in Plat Book 5800, Page 378 and amended in Plat Book 6250, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Easement for Sanitary Sewers and/or Storm Drainage of record in ORBV 3932, Page 855; and a Maintenance Agreement for Common Access of record in ORBV 6380, Page 828, all in the Register's Office for Davidson County, Tennessee, (4) all applicable zoning ordinances (5) utility, sewer, drainage and other easements of record, (6) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (7) building restrictions, and (8) other matters of public record, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantors by deed of record in Document Number 20210121-0009325, in the Register's Office for Davidson County, Tennessee. The legal description is taken from said deed.

This property is further identified as tax parcel # 118-13-0-250.00 in the Davidson County Tax Assessor's Office.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said MICHAEL P. MONROE and wife, MEGAN H. MONROE, as tenants by the entirety, their heirs and assigns forever, Grantees.

GRANTORS COVENANT that they have lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantees.

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, Grantors have hereunto signed on this 6 day of August, 2026.

MINH LE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CLIFFORD L. GARRARD, IV

TAYLOR GARRARD
GRANTORS

STATE OF TENNESSEE)
COUNTY OF ~~MONTGOMERY~~ Davidson)
mc

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CLIFFORD L. GARRARD, IV and wife, TAYLOR GARRARD, the within named bargainors 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 AND SEAL, of office, this 6 day of August, 2026.

Notary Public

My Commission Expires: 02/17/2027

Name & Address of Property Owner:

Michael P. Monroe
Megan H. Monroe
1020 Caldwell Lane
Nashville, TN 37204

Name & Address of Person Responsible for Payment of Taxes (if different)

STATE OF TENNESSEE, MONTGOMERY COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 6 day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 02/17/2027

MINH LE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2026071101

Tennessee Certification of Electronic Document

I, Larry A. Pacconi, Jr, 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 08/06/2026 (date of ~~document~~).

Affiant Signature

08/11/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 11th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 05/16/2029

NOTARY'S SEAL

CLAUDIA LOUISE LITTLEJOHN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY