Box 14
37450-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
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10/21/2024 10:29:12 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20241021-0081455

GENERAL WARRANTY DEED

This instrument was prepared by:
Marcy E. Shelton
Peaseley & Derryberry, PLC
504 Autumn Springs Court, Suite 27
Franklin, TN 37067

FROM: **TREVECCA NAZARENE UNIVERSITY**, a Tennessee nonprofit corporation

TO: **MARIANO MONZU and wife, LORENA LOPARDO**

Address New Owners as follows:	Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Mariano Monzu and Lorena Lopardo 89 Factory Street Nashville, TN 37210	Republic Bank & Trust Company 601 W Market Street Louisville, KY 40202	105-08-0B-001.00co.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100 Dollars ($425,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this 18th day of October, 2024.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100 Dollars ($425,000.00), the receipt and sufficiency of which are hereby acknowledged, **TREVECCA NAZARENE UNIVERSITY**, a Tennessee nonprofit

corporation ("Grantor"), has bargained and sold, and by these presents do transfer and convey onto **MARIANO MONZU and LORENA LOPARDO, Husband and Wife** ("Grantees"), their heirs, successors and assigns, that certain tract of land in Davidson County, State of Tennessee described below ("Property"):

> LAND in Davidson County, Tennessee, being Unit A for The Townhomes at 111 Geyser Street, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for The Townhomes at 111 Geyser Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220624-0072602 and as amended in Instrument No. 20230517-0036978, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan for The Townhomes at 111 Geyser Street, as shown on Exhibit "1" to the First Amendment to the Declaration of record in Instrument No. 20230517-0036978, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> Being part of the same property conveyed to Trevecca Nazarene University, a Tennessee non-profit corporation by Quitclaim Deed dated June 10, 1998, from Trevecca Nazarene College Endowments, Inc., a Tennessee non-profit corporation of record in Book 10979, Page 735, Register's Office for Davidson County, Tennessee.

The Property is improved property know as 89 Factory Street, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to the following exceptions ("Permitted Exceptions"):

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.

2. The Plan as shown on Exhibit "1" of the First Amendment to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 111 Geyser Street of record in Instrument No. 20230517-0036978, said Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 21, page 91, said Register's Office.

4. Declaration Establishing a Horizontal Property Regime for The Townhomes at 111 Geyser Street of record in Instrument No. 20220624-0072602, with By-Laws

appended thereto and further said Declaration being amended by First Amendment of record in Instrument No. 20230517-0036978, Register's Office for Davidson County, Tennessee.

5. Charter of Trevecca Nazarene College Endowments, Inc., of record in Book 10858, page 76, said Register's Office, Amendment to the Charter changing the name to Trevecca Nazarene University, of record in Book 10895, page 987 and further amended and restated of record in Book 11441, page 927, said Register's Office.

6. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill, of record in Instrument No. 20240710-0051759, said Register's Office.

7. Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, for a Permanent Right of Way Easement and a Temporary Construction Easement, dated 03/11/1983, of record in Book 6033, page 68, said Register's Office.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except for the Permitted Exceptions, to which this conveyance is expressly made subject.

Grantor covenants and binds Grantor, its representatives and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except for the Permitted Exceptions, to which this conveyance is expressly made subject.

This General Warranty Deed is dated as of October 18, 2024.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

TREVECCA NAZARENE UNIVERSITY,
a Tennessee nonprofit corporation

By: Dan Boone
Dan Boone, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **DAN BOONE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **PRESIDENT** of **TREVECCA NAZARENE UNIVERSITY**, a Tennessee nonprofit corporation, the within bargainor, and that he as such President of the corporation, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of October, 2024.

Charles W Seaman
Notary Public

My Commission Expires: 01/06/2025

CHARLES W. SEAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 06, 2025