WARRANTY DEED

Karen Johnson
Batch # 1245514
03/10/2025 02 38 20 PM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20250310-0017959

JM-KW-25-83

LINDA ANN FREZZA
Notary Public, North Carolina
New Hanover County
My Commission Expires
August 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant Justin Fulford

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2025

Linda Ann Frezza
Notary Public

MY COMMISSION EXPIRES 8-23-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
SABK Properties, LLC	**Same As New Owner**	
(NAME)	(NAME)	**105-08-0D-002 00-CO**
6606 Lyonia Ct		
(ADDRESS)	(ADDRESS)	
Wilmington, NC 28411		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREVECCA NAZARENE UNIVERSITY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SABK PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No B on the Plan of Townhomes at 83 Factory Street, of record in Exhibit "B" in the First Amendment to the Declaration Establishing a Horizontal Property Regime for the Townhomes at 83 Factory Street at Instrument No 20230517-0036979, being a revision of the Declaration Establishing a Horizontal Property Regime for the Townhomes at 83 Factory Street of record in Instrument No 20220624-0072599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Trevecca Nazarene University by Warranty Deed from Seth C Hudson of record in Instrument No 20020424-0050868 Register's Office for Davidson County, Tennessee, dated April 24, 2002 and recorded on April 24, 2002.

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 21, Page 91, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20220624-0072599 as revised in Instrument No 20230517-0036979, Register's Office for Davidson County, Tennessee.
- Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6146, Page 545, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **83B Factory Street, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 4th DAY OF MARCH, 2025

Trevecca Nazarene University

BY: _____
Mariano Monzu
Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARIANO MONZU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF FINANCIAL OFFICER of TREVECCA NAZARENE UNIVERSITY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF FINANCIAL OFFICER.

Witness my hand and official seal, this the 4th of March, 2025.

_____
Notary Public
My Commission Expires. 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212