WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288512 DEEDWARR
06/23/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250623-0049037

BG-HN-25-83A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-21-2027

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)
Tri Star Real Estate Holdings, LLC	**Tri Star Real Estate Holdings, LLC**	
(NAME) **104 Brent Gayle Lane**	(NAME) **104 Brent Gayle Lane**	**105-08-0D-001.00-CO**
(ADDRESS) **Lascassas, TN 37085**	(ADDRESS) **Lascassas TN 37085**	
(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 **TRI STAR REAL ESTATE HOLDINGS, LLC, A TENNESSEE 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. A 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, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 91, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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: **83A 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 17 DAY OF JUNE, 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 17th of June, 2025.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Krystal Schuster, 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 **6/17/25**.

Date

Affiant Signature

6/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **June**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)