Karen Johnson Davidson County
Batch# 1304222 DEEDQC
07/31/2025 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060839

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mariano Monzu and Lorena Lopardo (NAME)	**NEW OWNER** (NAME)	**105 08 0B 002.00**
89 Factory Street Nashville, TN 37210 (ADDRESS)	**89 Factory Street Nashville, TN 37210** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30 day of July, 2025, the undersigned, **TREVECCA NAZARENE UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **MARIANO MONZU AND LORENA LOPARDO, HUSBAND AND WIFE**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, having an address of **203 Geyser Street, Nashville, TN 37210** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of TOWNHOMES AT 111 GEYSER STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TOWNHOMES AT 111 GEYSER STREET, a Horizontal Property Regime, of record in Instrument No. 20220624-0072602, as Amended in Instrument No. 20230517-0036978, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Trevecca Nazarene University, a Tennessee non-profit corporation, by Quitclaim Deed from Trevecca Nazarene College Endowments, Inc., a Tennessee non-profit corporation, being one and the same as Trevecca Nazarene College Endowment, Trevecca Nazarene College Endowments, Incorporated and Trevecca Nazarene College Endowment, Inc. of record in Book 10979, Page 735, in the Register's Office of Davidson County, Tennessee, dated June 10, 1998 and recorded on June 16, 1998.

Being a part of the same property conveyed to Trevecca Nazarene College Endowment, by Warranty Deed from Rolande Renee Quintin and Robert H. Polk, of record in Book 4491, Page 140, in the Register's Office of Davidson County, Tennessee, dated March 30, 1971 and recorded on April 05, 1971.

This improved property more commonly known as 203 Geyser Street, Nashville, TN 37210

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This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of July, 2025.

GRANTOR: TREVECA NAZERENE UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION
BY: DR. THOMAS MIDDENDORF, ITS AUTHORIZED SIGNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dr. Middendorf with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent of **Treveca Nazerne University, a Tennessee Non-Proft Corporation** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Treveca Nazerne University, a Tennessee Non-Proft Corporation** , the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Authorized Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the non-profit corporation as Authorized Agent.

WITNESS my hand, at office, on this 30th day of July, 2025.

Charles W Seaman
Notary Public
Charles W Seaman

01/22/2027
My Commission Expires

CHARLES W. SEAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

202507310060839

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 07/31/2025

Affiant Signature

07/31/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of July, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

202507310060839