WARRANTY DEED

Karen Johnson Davidson County
Batch# 1341955 DEEDWARR
11/04/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,297.70
20251104-0087843

BG-HN-25-79B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $621,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-27 (AFFIX SEAL)

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

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)
Anthony Valli and Jami Valli	Anthony and Jami Valli	
(NAME)	(NAME)	
79B Factory Street	1730 Mann Rd.	**105-08-0C-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Lebanon, TN 37087	
(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 **ANTHONY VALLI AND JAMI VALLI, HUSBAND AND WIFE,** 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 B on the Revised Property Site Plan of 79A and 79B Factory Street as shown on Exhibit 1 of the First Amendment to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 79 Factory Street of record as Instrument Number 20230517-0036977, Register's Office, Davidson County, Tennessee, being a revision of the Declaration Establishing a Horizontal Property Regime for The Townhomes at 79 Factory Street of record as Instrument Number 20220624-0072597, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Trevecca Nazarene University, a Tennessee non-profit corporation by Warranty Deed from Robert Brown, Josephine Bradford and Danny Bradford of record in Instrument Number 20040607-0066870, Register's Office for Davidson County, Tennessee, dated June 3, 2004 and recorded on June 7, 2004.

This conveyance is subject to:
- Taxes for the year 2026 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, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220624-0072597, as amended in Instrument Number 20230517-0036977, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20230112-0002780, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20240710-0051764, Register's Office for Davidson County, Tennessee. Further reference made by Termination of record in Instrument Number 20250130-0007227, said Register's Office.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20240710-0051765, Register's Office for Davidson County, Tennessee. Further reference made by Termination of record in Instrument Number 20250130-0007216, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **79B 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 30 DAY OF OCTOBER, 2025.

Trevecca Nazarene University

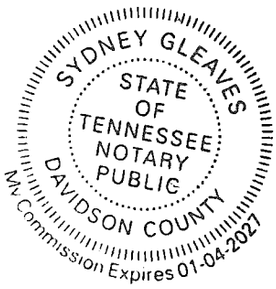
BY: _____
Mariano Monzu
Chief Financial Officer

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 30th of October, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Robert White, 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 10-30-25. (Date of document)

Affiant Signature

10-30-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of October, 2025.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027