WARRANTY DEED

Karen Johnson Davidson County
Batch# 1449248 DEEDWARR
07/20/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260720-0065423

BG-HN-26-79A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-8-2028

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)
Maharsan Investments TN, LLC	**Maharsan Investments TN, LLC**	
(NAME)	(NAME)	**105-08-0C-001.00-CO**
5900 Balcones Drive	**5900 Balcones Drive Suite 100**	
(ADDRESS)	(ADDRESS)	
Austin, TX 78731	**Austin, TX 78731**	
(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, A TENNESSEE NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAHARSAN INVESTMENTS TN, 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 The Townhomes at 79 Factory Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration Establishing a Horizontal Property Regime for The Townhomes at 79 Factory Street at Instrument No. 20230517-0036977, and revised by amendment in Instrument Number 20230517-0036977, 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 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: **79A Factory St, 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 JULY, 2026.

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 July, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:

Hollingshead Title & Escrow
1720 West End Ave. Ste 403
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Olga Lopez, 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 7/17/26 (date of document).

Olga Lopez
Affiant Signature

7/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

