BILL GARRETT, Davidson County
Trans:T20160112135 DEEDQC
Recvd: 12/20/16 16:07 4 pgs
Fees:22.00 Taxes:0.00
20161220-0133847

THIS INSTRUMENT PREPARED BY:
Ben M. Rose, Esq.
The Law Offices of Ben M. Rose, PLLC
Post Office Box 1108
Brentwood, Tennessee 37204

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Numbers**
Hindu Cultural Center of Tennessee		128/00 0 063.00
Post Office Box 210705	Same	128/00 0 117.00
Nashville, Tennessee 37209		128/00 0 118.00

STATE OF TENNESSEE)
COUNTY OF Wilson **)**

The actual consideration for this transfer is $10.00

Affiant NAVEEN SRINIVAS

Subscribed and sworn to before me this 20th day of December 2016.

Notary Public
My Commission Expires: 01/14/2018

TERESA A. TICHENOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOR AND IN CONSIDERATION OF the sum of $10.00, cash in hand, paid by the hereinafter named GRANTOR, HINDU CULTURAL CENTER OF TENNESSEE, by these presents does hereby quitclaim and convey to HINDU CULTURAL CENTER OF TENNESSEE, GRANTEE, all of the rights, title, and interest in and to certain tracts and parcels of land in Davidson County, Tennessee, for the express purpose of consolidating such separate tracts and parcels of land for tax purposes, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, described according to a survey made by W.C. Greer, Surveyor, July 9, 1941, as follows:

Beginning at a point in the center of Old Hickory Boulevard in John O'Brien's south line; thence with the center of said Old Hickory Boulevard, South 28° west 38 poles to a stake; thence westwardly 47 3/4 poles to three elms; thence North 28° east and parallel to said Old Hickory Boulevard 38 poles to a stake in the southern boundary line of a tract of land own by John O'Brien; thence eastwardly, with the southern boundary line of said O'Brien's tract of land, 47-3/4 poles to the beginning, containing 11 acres, more or less.

Being the same property conveyed to Frank H. Carter and wife, Dolores H. Carter by deed from James Luna and wife, Sue Luna of record in Book 5664, page 211, Register's Office for said county.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is approximately 0.90 acres; more or less, being part of the above described as follows:

Being part of the property described in Book 1469, page 566, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the centerline of Old Hickory Boulevard 410 feet north of Etheridge's northeast corner and running thence North 84° 18' West 262 feet to an iron pin; thence North 28° 30' East 164 feet to an iron pin; thence South 84° 18' East 262 feet to the centerline of Old Hickory Boulevard; thence South 28° 30' West 164 feet to the beginning and containing 0.90 acres, more or less.

Being the same property conveyed to Dr. Hopkins and wife, Lillian Hopkins, of record in Book 3761, page 282, and Book 2761, page 299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hindu Cultural Center of Tennessee, by Warranty Deed from Frank H. Carter and wife, Dolores H. Carter, by Warranty Deed dated July 2, 1982, of record in Record Book 5908, at page 64, Register's Office for Davidson County, Tennessee.

More commonly known as: **521 Old Hickory Boulevard, Nashville, Tennessee 37209**; and:

Being a tract of land or parcel of land in Davidson County, Tennessee, and located on the northwesterly margin of the right of way of Old Hickory Boulevard, and described according to a survey by Jesse E. Walker, RLS, License No. 1486, dated August 28, 2007 (Job No. 07131), as follows:

Beginning at a point which is the southeasterly corner of land owned by the Hindu Cultural Center, and the northwesterly margin of the right of way of Old Hickory Boulevard; Thence, with the northwesterly margin of Old Hickory Boulevard, South 28 degrees 21 minutes 58 seconds West 165.14 feet to a point (an old iron pin); Thence, along said margin of Old Hickory Boulevard, South 28 degrees 21 minutes 58 seconds West 193.00 feet, to a point (an old iron pin); Thence, leaving Old Hickory Boulevard, North 84 degrees 29 minutes 09 seconds West 783.67 feet, to a point (an old iron pin), which is the southwesterly corner of the subject property, on the easterly line of Lot 34 of the neighboring subdivision; Thence, along the rear lines of Lots 34 and 35 of the neighboring subdivision, North 21 degrees 11 minutes 34 seconds East 273.16 feet to a point (an old iron pin) located in the southerly line of the Hindu Cultural Center, which is the northwesterly corner of the subject property; Thence, along the southerly line of the Hindu Cultural Center land, South 89 degrees 00 minutes 00 seconds East 851.58 feet to the point of beginning and containing 5.4745 acres of land, more or less.

Being the same property conveyed to Charles T. Ethridge and wife, Mildred Ethridge, by deed from William A. Robinson, as of record in Book 1273, page 87, Register's Office for Davidson County, Tennessee.

Being Parcel 117 of the same property was conveyed to Jack H. Ethridge and wife, Donna S. Ethridge, in Book 4698, Page 776; and Parcel 64 of the same property was conveyed by Mildred Ethridge to Jack Ethridge and wife, Donna Ethridge, of record in Instrument No. 20040802-0092254, Register's Office for Davidson County, Tennessee; the said Jack Ethridge having since died.

Being the same property was conveyed to Hindu Cultural Center of Tennessee from Donna Ethridge by Warranty Deed dated September 13, 2007, of record in Instrument No. 20070917-0110908, Register's Office for Davidson County, Tennessee.

More commonly known as: **515 Old Hickory Boulevard, Nashville, Tennessee, 37209**; and:

A certain tract of land located in Davidson County, Tennessee, on the west side of Old Hickory Boulevard, and being part of an 8.5 acre tract, and more fully described as follows:

Beginning at an iron pin in the west right-of-way of Old Hickory Boulevard, and same being the southeast corner of the 8-acre tract; thence with same N 86° 30' W, 761.5 feet to an iron pin (J.M. Walsh northwest corner); thence N 19° 30' E, 168.5 feet to an iron pin in west line of 8-acre tract; thence S 86° E, 775.2 feet to an iron pin in the West right-of-way of Old Hickory Boulevard; thence with the said right-of-way of Old Hickory Boulevard S 29° 30' W, 169.5 feet to the beginning containing 3.0 acres, more or less.

Being the same property conveyed to Charles T. Ethridge, et ux, by deed from William A. Robinson, of record in Book 1273, Page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Ethridge by Warranty Deed from Charles T. Ethridge, and wife, Mildred Ethridge, of record in Book 4698, Page 774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Churku M. Reddy, and wife, C. Rama Reddy, from Charles T. Ethridge, and wife, Mildred Ethridge, of record in Instrument No. 20020201-0014329, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hindu Cultural Center of Tennessee from Churku M. Reddy, and wife, C. Rama Reddy, by Quitclaim Deed dated January 31, 2002, of record in Instrument No. 20020201-0014330, Register's Office for Davidson County, Tennessee.

More commonly known as: **509 Old Hickory Boulevard, Nashville, Tennessee, 37209**.

These conveyances are subject to all easements, restrictive covenants, if any, shown on Record Book 5908, at pages 64-67; Instrument No. 20070917-0110908; and, Instrument No. 20020201-0014330, of the Register's Office for Davidson County, Tennessee, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property it has.

IN WITNESS HEREOF, Grantor has set its hand this 20th day of December, 2016.

HINDU CULTURAL CENTER OF TENNESSEE

By: _____

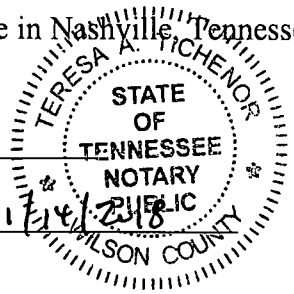
NAVEEN SRINIVAS

(Printed Name)

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Naveen Srinivas, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 20th day of December, 2016.



Teresa A Tichenor
Notary Public
My Commission Expires: 01/14/2018