Karen Johnson Davidson County
Batch# 340727 DEEDQC
01/09/2020 09:31:48 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200109-0003079

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Umiyadham, Inc. **5704 Portsmouth Pl** **Brentwood, TN 37027**	**New Owner**	**Tax Map 15000013500 &** **164-00-0-259.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **42 Samaj Tennessee,** a Tennessee non-profit corporation, by these presents does hereby quitclaim and convey unto, **Umiyadham Inc.,** a Tennessee non-profit corporation, their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Tract 1:
Land in the 2nd Civil District of Davidson County, Tennessee, according to a survey by MEC, Inc., dated 4.16-02 and being more particularly described as follows; Beginning at the Northwesterly comer of Tract 2, thence along the Easterly fine of Tract 1-A, North 07 degrees 09' 02" East a distance of 420.81 feet to a new Iron rod; thence along the Northerly line of Tract 1-A, North 76 degrees 07 50" West a distance of 217.19 feet to a new iron spike; thence along the Easterly line of Sarah Lee Parker as recorded In Book 7683, Page 585, R.O.D.C.T., North 08 degrees 06' 04' East a distance of 358.94 feet to a new iron rod; thence along the Northerly line of the herein desalt tract, South 74 degrees 52' 28" East a distance of 211.42 feet to an old iron rod; thence along the Southerly line of W. L Stinnett, South 80 degrees 14' 47" East a distance of 41023 feet to an old iron rod; thence along the Southerly line of Harold B. Jackson, Sr. as recorded in Book 6120, Page 13, R.O.D.C.T.. South 81 degrees 54' 40" East a distance of 235.15 feet to an old iron rod; thence along the Southerly line of Harold B. Jackson, Sr., as recorded in Book 7390, Page 115, R,O.D.C.T,, South 80 degrees 50' 05¹ East a distance of 259.15 feet to an old iron rod; thence along the Westerly line of Donald Wayne Turner recorded in Book 9515, Page *87,* R.O.O.C.T., South 08 degrees 37 11' West a distance of 410.18 feet to an old Iron rod; thence along the lines of Tract 4, South 08 degrees 31' 57" West a distance of 379.88 feet to an old iron rod; thence North 80 degrees 10' 05' West a distance of 421,99 feet to an old iron rod; thence along the Northerly line of Tract 2, North 80 degrees 09' 14" West a distance of 463.96 feet to the point of beginning and containing 17.84 acres or 777,311 square feet.

Tract 2:
Land in the 3rd Civil District of Davidson County, Tennessee, according to a survey by Rex Northcutt, License No. 77, Northcutt Surveying, Shelbyville, TN dated September 20, 1994, and being more particularly described as follows:

Beginning at a metal pin on the west margin of Hobson Pike Road at the northeast corner of the property herein described, a being 583.13 feet south of the southeast corner of the Harold B. Jackson, Sr. property, measured along the said west margin; thence with the said west margin of road, South 43 degrees 43' 48" West 840.40 feet to a metal pin at the southeast corner of the property herein described; thence leaving said west margin, North 50 degrees 45' 17" West 323.43 feet to a metal pin at the southwest corner of the property herein described; thence North 26 degrees 20' 41" East 310.80 feet to a metal pin in the east line of the W.H. Rowlett property; thence with said east line, South 80 degrees 06' 49" East 421.61 feet to a metal pin at a persimmon at fence corner, thence North 8 degrees 36' 30" East 380.00 feet to a metal pin the fence a the northwest corner of the property herein described; thence South 50 degrees 00' 00" East 284.72 feet to the point of beginning, containing 5.03 acres more or less.

Being the same property conveyed to 42 Samaj Tennessee, a Tennessee non-profit corporation, by Quit Claim Deed from Umiyadham Inc., a Tennessee non-profit corporation, dated February 21, 2019 and recorded in Instrument No. 20190225-0016807 in the Register's Office for Davidson County, Tennessee.

Together with the above described real property the Grantor hereby conveys to Grantee an ingress/egress Easement which description is attached as ***Exhibit A*** hereto and made a part hereof, for Grantee's use only. The Easement shall be for the Grantee, it's successors and assigns ingress and egress use only to the above described property. Grantee, it's successors and assigns shall be responsible for maintenance and repair of said Easement.

Together with the above described real property the Grantor hereby conveys to Grantee a Utility and Drainage Easement which description is attached as ***Exhibit B*** hereto and made a part hereof, for Grantee's use only. The Easement shall be for the Grantee, it's successors and assigns utility and drainage to the above described property.

This is __improved XX unimproved property known as **Hamilton Church Road and Hobson Pike.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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

42 SAMAJ TENNESSEE,
a Tennessee Non-Profit Corporation

By: _____
Name: Ashok Patel
Title: President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ashok Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the President of 42 Samaj Tennessee, the within named bargainor, a non-profit corporation, and that she/he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ashok Patel as President.

Witness my hand, at office, this 8 day of January, 2020.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Carrie Borden
Notary Public
My commission expires: 12/6/21

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Carrie Borden
Affiant

Sworn to and subscribed before me this 8 day of January, 2020.

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kristen Jacoby
Notary Public
My commission expires: 10-3-2020

EXHIBIT A

Land Description
Ingress/Egress Easement
Portion of Tax Map 164, Parcel 258

Land in the 2nd Civil district of Davidson County, Tenn. and being a portion of the Randall Thompson Property as recorded in inst. 20140124-0006674 RODC, Tennessee, being more particularly described as follows:

Beginning at the southwest corner of the said Thompson Property in the northerly margin of Hamilton Church Road:

Thence along Thompson's westerly line N 07°09'02"E, 564.92 feet;

Thence along Thompson's northerly line S 80°09'14"E, 50.06 feet;

Thence along the easterly margin of said easement S 07°09'02"W, 387.57 feet;
Thence S 37°50'58"E, 35.36 feet;
Thence S 07°09'02"W, 150.00 feet to the northerly margin of Hamilton Church Road;

Thence along said margin N 61°17'52"W, 80.64 feet and containing 0.77 Acres or 33,360 SQ.FT.

Exhibit A continued

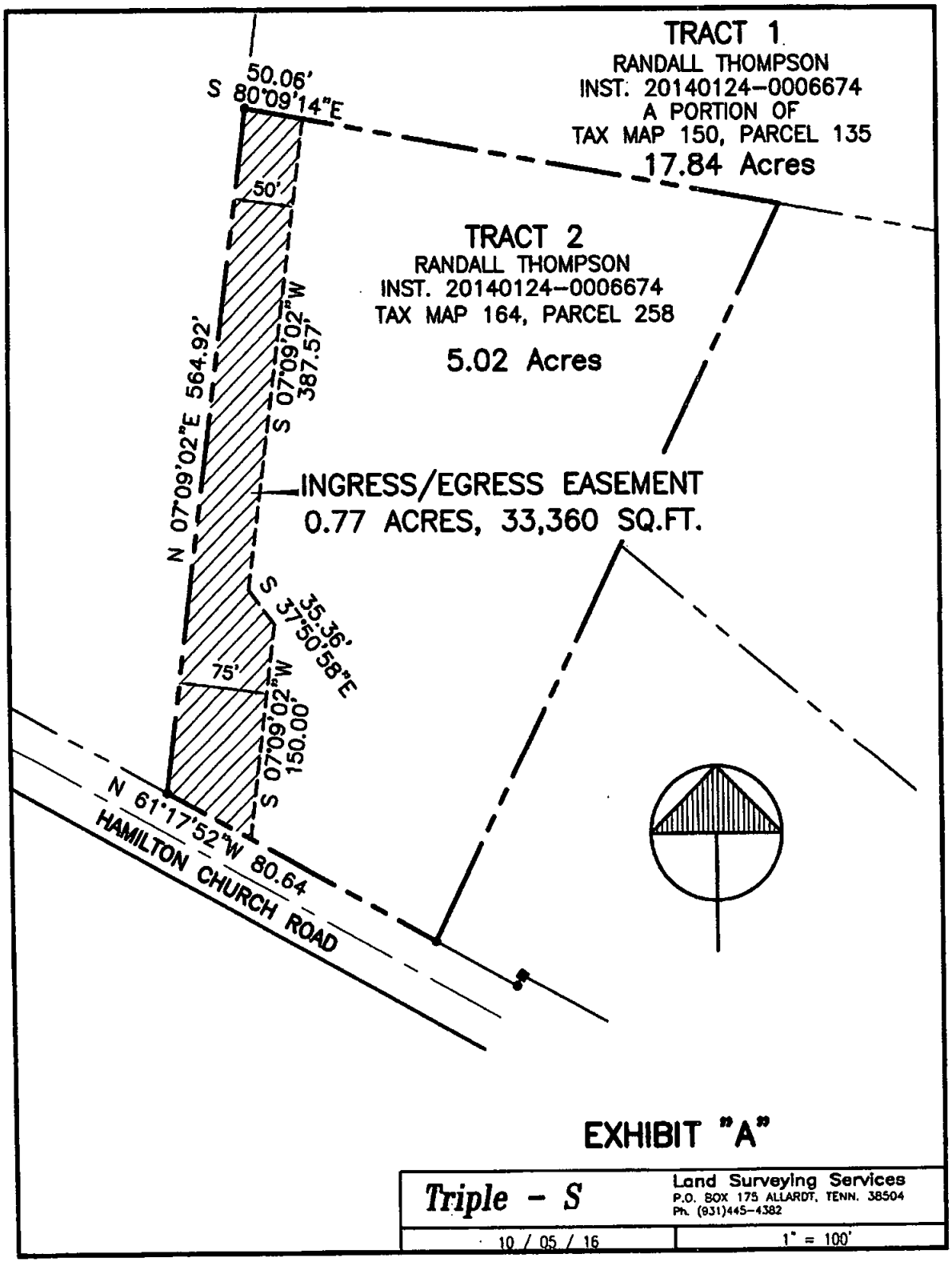


EXHIBIT B

Land Description
Utility & Drainage Easement
Portion of Tax Map 164, Parcel 258 & 207

Land in the 2nd Civil district of Davidson County, Tenn. and being a portion of the Randall Thompson Property as recorded in inst. 20140124-0006674 RODC, Tennessee, being more particularly described as follows:

Beginning at the northeast corner of the said Thompson Property shown as Tract -3 on the attached Exhibit in the westerly margin of Hobson Pike:

Thence along said margin S 43°42'24"W 20.06 feet;

Thence along a new line 20 feet south of northerly line of said Tract -3, N 50°49'35"W 337.73 feet:

Thence along a line 20 feet west of the easterly line of Tract -2, N 26°16'51"E 320.95 feet;

Thence along said Thompson's northerly line of said Tract -2, S 80°09'14"E 20.85 feet;

Thence along the easterly line of Tract -2, S 26°16'51"W 310.91 feet;

Thence along the northerly line of Tract -3, S 50°49'35"E 323.37 feet to the Point of Beginning and containing 0.30 acres or 12,930 sq. ft.

Exhibit B continued

