Karen Johnson Davidson County
Batch# 477022 DEEDQC
09/16/2020 01:18:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200916-0105900

This Instrument was prepared by Jack Franklin, Attorney at Law,
10 East Bockman Way, Sparta, Tennessee 38583

QUITCLAIM DEED

This instrument made and entered into on this the 14th day of September, 2020 by and between NBH PARTNERSHIP AND TRIMURTI PARTNERSHIP, Successor by merger to Trimurti, LLC, A Tennessee Limited Liability Company, Parties of the First Part, and NKH ANTIOCH HOTELS, LLC, Party of the Second Part.

WITNESSETH:

That for good and valuable consideration the Parties of the First Part convey and quitclaim unto the Party of the Second Part, all their right, title and interest in and to the following described real estate:

> Being land located in the 32nd Councilmatic District of Nashville, Davidson County, Tennessee, being Proposed Lot Number 1 on the Final Plat, 3rd Resubdivision of Lot 2, Section 1, Collins Park also being a part of Lot Number 1 as shown on the Final Plat, 2nd Resubdivision of Lot 2, Section 1, Collins Park, as of record in Instrument No. 20010214-0014131 in the Registers Office for Davidson County, Tennessee, and a portion of Collins Park Drive right-of-way dedicated by Instrument No. 20010214-0014131, and 20191025-0109759 in the Registers Office for Davidson County, Tennessee, to be abandoned by Metro Council Ordinance and being more particularly described as follows:
>
> BEGINNING at a point, said point being an iron rod (old) on the North right-of-way line of Collins Park Drive, said point also being the southeast corner of Lot No. 3 on the Final Plat for Collins Park as of record in Plat Book 4955, Page 63, R.O.D.C., said point also being the original southwest corner of Lot No.1, Final Plat, 2nd Resubdivision of Lot 2, Section 1, Collins Park as of record in Instrument No, 20010214-0014131 , R.O.D.C., TN; THENCE, following the North right-of-way line of Collins Park Drive North 39 degrees 54 minutes 30 seconds East, a distance of 9.01 feet to an iron rod (new), being the southwest corner of Proposed Lot No. 1, and the True Point of Beginning of this description; THENCE, leaving the North right-of-way line of Collins Park Drive and following the East line of said Lot No. 3, Collins Park North 39 degrees 54 minutes 30 seconds West, a distance of 251.37 feet to an iron rod (old), being the northeast corner of said Lot 3, Collins Park and being on the South right-of-way line of the CSX Railroad; THENCE, leaving the East Line of said Lot No.3, Collins Park and following the South right-of-way Line of the CSX Railroad South 57 degrees 20 minutes

6 seconds East, a distance of 226.55 feet to an iron rod (new), being at the northeast corner of herein described Proposed Lot No.1, also being the northwest corner of Proposed Lot No.2, on the Final Plat, 3rd Resubdivision of Lot 2, Section 1, Collins Park; THENCE, leaving the South right-of-way line of the CSX Railroad, and following the common Line between Proposed Lots 1 and 2, South 33 degrees 43 minutes 01 seconds West, a distance of 271.44 feet to an iron rod (new); being the southeast corner of herein described Proposed Lot No.1 and the southwest corner of said Proposed Lot No.2, and being on the North right-of-way line of Collins Park Drive; THENCE, leaving said common line and following the North right-of-way line of Collins Park Drive North 53 degrees 42 minutes 46 seconds West, a distance of 91.74 feet to an iron rod (new); THENCE, continuing with the North right-of-way line of Collins Park Drive North 51 degrees 36 minutes 04 seconds West, a distance of 162.53 feet to the True Point of Beginning. Containing 62,946 square feet or 1.45 acres.

Being property acquired by Parties of the First Part by instrument numbers 20190508-0043340 and 20080708-0070092 recorded in the Register's Office of Davidson County, Tennessee.
Map 163 Parcel 438
Send tax notices to Party of the Second Part at 508 Collins Park Drive, Antioch, TN 37213.

In testimony whereof, the Parties of the First Part have hereunto set their signatures, this the day and date first above written.

NBH PARTNERSHIP

BY: NEIL PATEL, Managing Member

TRIMURTI, LLC

BY: NEIL PATEL, Managing Member

STATE OF TENNESSEE
COUNTY OF WHITE

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, NBH PARTNERSHIP and TRIMURTI PARTNERSHIP, Successor by merger to TRIMURTI, LLC, A Tennessee Limited Liability Company, by NEIL PATEL, Managing Member of both partnerships, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Sparta, Tennessee, on this the 11th day of September, 2020.

JACK FRANKLIN STATE TENNESSEE NOTARY PUBLIC WHITE COUNTY

NOTARY PUBLIC

My commission expires: 05-24-22

New Owner:
NKH Antioch Hotels, LLC
970 South Jefferson Ave.
Cookeville, TN 38501

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me this the 11th day of September, 2020.

NOTARY PUBLIC OR REGISTER

My commission expires: 05-24-22

JACK FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY