THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8019-01

Based on the information provided by the parties, no title search was requested or performed

Karen Johnson Davidson County
Batch# 1063611 DEEDQC
10/23/2023 09.31 31 AM 2 pgs
Fees $12 00 Taxes $0 00
20231023-0082717

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, VENK MANI and wife, USHA MANI, convey and quitclaim unto HINDU CULTURAL CENTER OF TENNESSEE, a Tennessee non-profit corporation, its successors and assigns, all of our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Lot 2: Commencing at an iron pin set in the westerly right of way of Old Hickory Boulevard (80' R.O.W.), said iron pin being located South 05 degrees 37 minutes 11 seconds East a distance of 864.38 feet from the centerline intersection of Tolbert Road and Old Hickory Boulevard. Said iron pin being the southeasterly corner to the Venk Mani lands known as Lot 1, Instrument number 20060324-0033810, and the northeasterly corner to the Venk Mani lands known as Lot 2, Instrument number 20060324-0033810. Said point being the POINT OF BEGINNING; thence with the westerly right of way of Old Hickory Boulevard by three calls as follows: South 03 degrees 55 minutes 09 seconds East, a distance of 54.89 feet; thence South 01 degrees 51 minutes 46 seconds East, a distance of 39.37 feet; thence South 00 degrees 32 minutes 05 seconds East, a distance of 35.71 feet to an iron pin set in the northeasterly corner to the Bernard M. Landau lands known as Deed Book 10105, Page 691; thence with said Landau lands North 87 degrees 54 minutes 53 seconds West, a distance of 318.61 feet to an iron pin set in the northwesterly corner to said Landau lands and the easterly line to the Belle Valley Subdivision lands known as instrument number 20060206-0014702; thence with the easterly line of said Belle Valley Subdivision, North 24 degrees 20 minutes 42 seconds East, a distance of 124.86 feet to an iron pin found in the southwesterly corner to Lot 1 of said Venk Mani lands Lot 1; thence with the southerly line of said Venk Mani lands Lot l, North 89 degrees 01 minutes 19 seconds East, a distance of 261.60 feet to the POINT OF BEGINNING. Said described lot containing within said bounds, 0.8152 Acres of land, more or less. In accordance with survey prepared by Robert Crabtree, Tennessee R.L.S. No. 2312, 4731 Albright Road, Clarksville, TN 37043, dated March 18, 2006.

Being part of the same property conveyed to Venk Mani and wife, Usha Mani, by deed from James A. Slaughter, a single person, dated March 21, 2006, and of record in Instrument No. 20060324-0033810, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all right of way, easements and restrictions of record.

WITNESS OUR HANDS this 19th day of October, 2023.

Venk Mani
VENK MANI

Usha Mani
USHA MANI

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, VENK MANI and wife, USHA MANI, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 19th day of October, 2023.

NOTARY PUBLIC

KAREN S. SEALS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 5/20/24

AFFIDAVIT

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

AFFIANT

Subscribed and sworn before me this 19th day of October, 2023.

NOTARY PUBLIC

KAREN S. SEALS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 5/20/24

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Map & Parcel: 114-00-0-181.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
HINDU CULTURAL CENTER OF TENNESSEE
527 Old Hickory Blvd
Nashville, TN 37209