THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8110-01

Karen Johnson Davidson County
Batch # 1094645 DEEDQC
01/26/2024 09:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240126-0005360

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

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 1: Commencing at an iron pin set in the westerly right of way of Old Hickory Boulevard (80' R.O.W.), said iron pin set being located South 5 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, and the northeasterly corner to the Venk Mani lands known as Lot 2, said point being the POINT OF BEGINNING; thence with the northerly line of Lot 2, South 89 degrees 01 minutes 19 seconds West, a distance of 261.60 feet to an iron pin found in the easterly line of Belle Valley Subdivision instrument number 20060206-0014702; thence with the easterly line of said Belle Valley Subdivision, North 20 degrees 02 minutes 14 seconds East, a distance of 121.20 feet to an iron pin found in the southwesterly corner to the J&W Properties lands known as Deed Book 7397, Page 587; thence with the southerly line of the J&W Properties lands, North 81 degrees 00 minutes 00 seconds East, a distance of 205.48 feet to an iron pin set in the southeasterly corner to the J&W Properties and the westerly right of way of Old Hickory Boulevard; thence with the westerly right of way of Old Hickory Boulevard by three courses as follows: South 08 degrees 01 minutes 39 seconds East, a distance of 30.83 feet; thence South 07 degrees 04 minutes 44 seconds East, a distance of 78.72 feet; thence South 05 degrees 21 minutes 00 seconds East, a distance of 33.05 feet to the POINT OF BEGINNING. Said described lot containing within said bounds, 0.6777 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 12th day of January, 2024.

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 12th day of January, 2024.

NOTARY PUBLIC

AMANDALYN R. MANLEY
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 02/26/2025
DICKSON COUNTY

My Commission Expires: 2/26/2025

AFFIDAVIT

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

Venk Mani

AFFIANT

Subscribed and sworn before me this 12th day of January, 2024.

NOTARY PUBLIC

AMANDALYN R. MANLEY
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 02/26/2025
DICKSON COUNTY

My Commission Expires: 2/26/2025

****

Map & Parcel: 114-00-0-180.00

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