Karen Johnson
Batch # 1228794
01/22/2025 11:46:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250122-0004908

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8533-01

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 R. 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 the 22nd Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING in the west right-of-way of Old Hickory Boulevard, also known as State Route 251, approximately 0.42 mile south of the intersection of said Old Hickory Boulevard and Interstate 40; thence continuing with said west right-of-way South 4 degrees 01 minutes 03 seconds East 266.71 feet; thence South 3 degrees 07 minutes 08 seconds East 70.84 feet to the north line of Venk Mani, recorded in Instrument No. 20060324-0033810, R.O.D.C.; thence leaving said right-of-way South 82 degrees 03 minutes 03 seconds West 207.83 feet to an iron pin in the east line of Belle Valley Apartments; thence along said east line North 21 degrees 09 minutes 01 seconds East 289.47 feet to an iron pin; thence North 38 degrees 31 minutes 34 seconds East 47.04 feet to a 30-inch tree; thence North 38 degrees 35 minutes 58 seconds East 74.65 feet to the point of beginning and containing 0.92 acre, more or less, and described according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, 144 Spring Valley Road, Nashville, TN 37214, File No. 212-015, dated February 27, 2012.

Being the same property conveyed to Venk Mani and wife, Usha R. Mani, by deed from Kirk P. Johnson and Eric P. Johnson, dated May 31, 2013, and of record in Instrument No. 20130603-0055555, in the Register's Office of Davidson County, Tennessee.

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

This is unimproved property known as: 573 Old Hickory Boulevard, Nashville, TN 37209.

WITNESS OUR HANDS this 21st day of January, 2025.

Venk Mani
VENK MANI

Usha R. Mani
USHA R. 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 R. 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 21st day of January, 2025.

NOTARY PUBLIC

AMANDA L. 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 21st day of January, 2025.

NOTARY PUBLIC

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

My Commission Expires: 2/26/2025

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Map & Parcel: 114-00-0-179.00

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