Karen Johnson Davidson County
Batch# 1278159 DEEDQC
05/27/2025 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $59,200.00
20250527-0041460

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Mourya Hotels LLC 1308 Murfreesboro Road Franklin, TN 37064	093-02-3-190.00	Same as Owner
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 22nd Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED
TRANSACTION NUMBER # 15-06-004

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **MOURYA HOTELS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors and assigns, any interest in the real property described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

This is improved property located at 400 Deaderick Street, Davidson County, Tennessee.

Being the same property conveyed to the State of Tennessee by deed of record in Book 6904, Page 668 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration for this transfer is $16,000,000.00.

Vickie Medley
Affiant

Subscribed and sworn to before me this 6th day of May, 2025.

Loretta Marie Baltz
Notary Public
My Commission Expires: July 3, 2028

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of May, 2025.

GRANTOR:

STATE OF TENNESSEE

By: _____
Matt Van Epps, Commissioner of the
Department of General Services

APPROVED:

_____
Jonathan Skrmetti, Attorney General and
Reporter

_____
Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

For the purposes of my acknowledgement and authentication of his signature upon this instrument, comes **Matt Van Epps**, with whom I, Loretta Marie Baltz, a Notary Public for said County and State, am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath having verified and acknowledged himself to be **Commissioner of the Tennessee Department of General Services** for the State of Tennessee, and that he as such representative, being authorized to do so, that he executed the foregoing instrument for the purposes therein contained and signed the name of the State of Tennessee, by himself as Commissioner, Department of General Services for the State of Tennessee.

Witness my hand and seal at office this 7th day of May, 2025.

Loretta Marie Baltz
Notary Public

July 3, 2028
My Commission Expires

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TR# 15-06-004

202505270041460

EXHIBIT A

Being a tract of land in the First Civil District of Davidson County, Tennessee, located between Deaderick Street and Charlotte Avenue and between Fourth Avenue, North and Fifth Avenue, North, and being more particularly described as follo

Beginning at an iron pin in the northerly right-of-way of Deaderick Street and the westerly right-of-way of Fourth Avenue, North;

Thence, with the northerly right-of-way of Deaderick Street S 62 degrees 48' 35" W, 177.60 feet to a point;

Thence, leaving said right-of-way, N 27 degrees 35' W, 24.00 feet to a point;

Thence, N 62 degrees 48' 35" E, 11.34 feet to a point;

Thence, N 27 degrees 35' W, 123.49 feet to a point in the southerly right-of-way of Charlotte Avenue;

Thence, with said right-of-way, N 62 degrees 19' 04" E, 166.17 feet to a point in the westerly right-of-way of Fourth Avenue, North;

Thence, with said right-of-way, S 27 degrees 37' 02" E, 148.92 feet to the point of beginning, containing 24,906 square feet or 0.57 acre, more or less, being Tract No. 1 on a survey plat by Barge, Waggoner, Sumner and Cannon, Inc., dated March 29, 1984 and recorded in Book 6200, page 32, Register's Office of Davidson County, Tennessee.

202505270041460

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 22. 2025.

Affiant Signature

27th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

