Karen Johnson Davidson County
Batch# 1397775 DEEDQC
03/26/2026 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260326-0024198

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

Gabriel Robert Luz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

WG-QCD-25-5300

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tu Nghiem Temple, a Tennessee Nonprofit Corporation	**Same as new owner**	
(NAME)	(NAME)	**07500012400**
5300 Weber Road,		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HONG DUC SAKYA MONASTERY, A IOWA NONPROFIT CORPORATION,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TU NGHIEM TEMPLE, A TENNESSEE NONPROFIT CORPORATION** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 1 on a survey dated March 3, 1976 by Bruce Rainey & Assoc. and described thereon as follows:

Beginning at a point at the intersection of the Easterly margin of Weber Road and the Southwesterly margin of Old Hickory Blvd. and thence with the Easterly margin of said Weber Road South 17 degrees 02 minutes 00 seconds West 29.77 feet; thence South 22

degrees 01 minutes 00 seconds West 249.55 feet and South 21 degrees 59 minutes 00 seconds West 180.75 feet to a point; thence leaving said margin, South 72 degrees 39 minutes 52 seconds East 550.44 feet to a point in the Southwesterly margin of Old Hickory Blvd.; thence with said margin, North 32 degrees 41 minutes 25 seconds West 235.44 feet to the beginning of a curve to the right having a radius of 1,432.56 feet; thence with said curve and margin, Northwestwardly 45.5 feet to a point; thence North 57 degrees 18 minutes 35 seconds East I 0.0 feet to a point; thence continuing with said curve and margin, Northwestwardly 467.93 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Hong Duc Sakya Monastery, an Iowa nonprofit corporation, by Special Warranty Deed from Garry Meador, as the Trustee of the Charles W. Meador Revocable Living Trust Dated January 20, 2014 by Special Warranty Deed of record in Instrument Number 20230829-0067759 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5300 Weber Road, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 23 day of March, 2026.

Hong Duc Sakya Monastery, a Iowa Nonprofit Corporation

BY: _____
Minh Huu Nguyen
President

STATE OF ~~TENNESSEE~~ IOWA
COUNTY OF ~~DAVIDSON~~ Polk

Before me, the undersigned Notary Public, personally appeared MINH HUU NGUYEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of HONG DUC SAKYA MONASTERY, A IOWA NONPROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 23 day of March, 2026.

_____
Notary Public
My Commission Expires: NOV. 02, 2027
(SEAL)

NOTARIAL SEAL IOWA

SOFIA VILLEGAS
Commission Number 835453
My Commission Expires
November 02, 2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 3/23/2026 and 3/24/2026 (date of document).

Affiant Signature

Date 3/24/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 24 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027