This Document Prepared By:

Ajay Gupta and Karina Malaney Gupta, as co-Trustees
268 Palmer St.
Costa Mesa, CA 92627

Bill Garrett Davidson County
Batch# 67727 DEEDQC
03/12/2018 10:23:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180312-0023019

After Recording, Return and
Mail Tax Statements To:

Ajay Gupta and Karina Malaney Gupta, as co-Trustees
268 Palmer St.
Costa Mesa, CA 92627

QUITCLAIM DEED

AJAY GUPTA and KARINA MALANEY GUPTA, husband and wife, the GRANTORS,

Whose mailing address is 268 Palmer St, Costa Mesa, CA 92627;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby convey and quitclaim to

AJAY GUPTA and KARINA MALANEY GUPTA, as co-Trustees of THE AKG FAMILY TRUST, U/A dated March 8, 2018 THE GRANTEE, (Revocable)

Whose mailing address is 268 Palmer St., Costa Mesa, CA 92627

And to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 942 Strouse Ave #B, Nashville, TN.

Assessor's Parcel Number: 072-13-0J-002.00-C

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey. Dated this 8 day of March, 2018.

AJAY GUPTA

KARINA MALANEY GUPTA

SEE ATTACHED
NOTARIAL CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On March 08th, 2018 (Date) before me, Craig M. Angier, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Ajay Gupta AND Karina Melaney Gupta (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BCT3 CRAIG M. ANGIER COMM...2098927 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. March 3, 2019 BCT3

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A

Land situated in Davidson County, Tennessee, Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 942 Strouse Avenue, a Horizontal Property Regime with Private Elements of record at Instrument Number 20150729-0074616, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ajay Gupta and wife, Karina Malaney Gupta by Quit Claim Deed on April 11, 2017 by Instrument No. 20170411-0035228. From Ajay Gupta, individual of record in instrument No. 20170313-0024458 at the Registrar's office of Davidson County, Tennessee, Dated March 08, 2017 and recorded on March 13, 2017.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 421, Page 72 and Instrument Number 20150729-0074616, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20161201-0126155 and 20150729-0074616, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150729-0074615, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 10473, Page 831, Register's Office for Davidson County, Tennessee.

and more commonly known as 942 Strouse Ave #B, Nashville, TN.

TAX PARCEL NUMBER: 072-13-0J-002.00-C