**This Document Prepared By:**
Ajay Gupta and Karina Malaney Gupta, as co-Trustees
268 Palmer St.
Costa Mesa, CA 92627

**After Recording, Return and Mail Tax Statements To:**
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
20180312-0023023

# QUITCLAIM DEED

AJAY GUPTA, a married man, the GRANTOR,

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

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

AJAY GUPTA and KARINA MALANEY GUPTA, as co-Trustees of THE AKG FAMILY TRUST, U/A dated NOVEMBER 21, 2017, 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 397 Oman St #A4, Nashville, TN.

Assessor's Parcel Number: 104-02-0U-007.00-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 21 day of NOVEMBER, 2017.

**AJAY GUPTA**

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 11-21, 2017, before me, Mitravinda Burns, a Notary Public, personally appeared AJAY GUPTA, 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.

Notary Public Signature

NCC1 MITRAVINDA BURNS NCC1
Commission No. 2159619
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JULY 11, 2020

Notary Public Seal

# EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A-4, of the Long Boulevard Townhome Condominiums, as established by the Master Deed of record in Instrument No. 20030228-0027108, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ajay Gupta by Quitclaim Deed, from Amit Gupta and Seema Gupta, Trustees of the Gupta Trust created December 3, 2007 of record in instrument No. 20140617-0052801 at Registrar's office of Davidson County, Tennessee, Dated June 9, 2014 and recorded on June 17, 2014.

and more commonly known as 397 Oman St #A4, Nashville, TN.

TAX PARCEL NUMBER: 104-02-0U-007.00-C