THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

New Owner:	Send Tax Bills To:	Map & Parcel No:
Ajay Gupta and Karina Gupta, Co-Trustees 2007 A Lombardy Avenue Nashville, TN 37215	New Owner	117070Y00100CO

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Ajay Gupta and Karina Gupta, husband and wife,** the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Ajay Gupta and Karina Gupta, as co-Trustees of THE AKG FAMILY TRUST, U/A dated November 21, 2017,** the Grantees, their heirs and assigns forever, all of her right, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 210A on the Plan of Lombardy Commons II, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140218-0013955, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ajay Gupta and Karina Gupta, husband and wife, by Warranty Deed from Talbert Construction Advisors, LLC , a Tennessee Limited Liability Company, of record in Instrument No. 20180823-0083680, Register's Office for Davidson County, Tennessee.

This is improved property known as 2007 A Lombardy Avenue, Nashville, TN 37215.

Karen Y Johnson Davidson County
Batch# 153974 DEEDQC
10/25/2018 09:27:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20181025-0105672

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 20th day of October, 2018.

GRANTOR:

Ajay Gupta

Karina Gupta

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Ajay Gupta and Karina Gupta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Costa Mesa, California, this 20th day of October, 2018.

TONY GANA
Notary Public - California
Orange County
Commission # 2148987
My Comm. Expires Apr 14, 2020

NOTARY PUBLIC

My Commission Expires: 14 April 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2018.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires 1-8-19