PREPARED BY

Everwill, Inc.
11150 Santa Monica Blvd.
Suite 1050
Los Angeles, CA 90025

Karen Johnson Davidson County
Batch# 217523 **DEEDQC**
04/15/2019 10:00:44 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20190415-0033959

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME	Rajeev Gupta / Reena Gupta Trustees
ADDRESS	5949 Via Del Cielo
CITY	Pleasanton
STATE & ZIP	California 94566

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO. 172-12-0-B37-70-0CO

QUIT CLAIM DEED

On November 12, 2018, the undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

The Realty Transfer Tax due is $0.00. This is a Trust Transfer under T.C.A. § 67-4-409(a)(3)(F): No transfer tax is collected transferring of real estate to a revocable trust, if the transferor is the trustee of the trust.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged the GRANTORS: **RAJEEV GUPTA** and **REENA GUPTA**, husband and wife, residing at 5949 Via Del Cielo, Pleasanton, California 94566, do hereby remise, release and forever quitclaim to grantee:

RAJEEV GUPTA and **REENA GUPTA** as **Trustees of the RAJEEV GUPTA AND REENA GUPTA LIVING TRUST, DATED NOVEMBER 12, 2018**, residing at 5949 Via Del Cielo, Pleasanton, California 94566, the following described real property in the City of Nashville, County of Davidson, State of Tennessee:

Legal Desciption: LAND in Davidson County, Tennessee, being Lot No. 532 on Plan of Bradford Hills, Section Seventeen, as shown on plat of record in Plat Book 7900, page 6 as amended in Plat Book 7900, page 976 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rajeev Gupta and Reena Gupta by deed No. 2000008290085300

Property Address or Location: 3469 Cobble Street, Nashville, Tennessee 37211.

Grantor(s) does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor further declares the Grantor(s) and Grantee(s) in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property.

[GRANTOR SIGNATURES ON FOLLOWING PAGE]

Dated ~~September 20~~ November 12, 2018

Grantor Signature(s):

RAJEEV GUPTA

REENA GUPTA

NOTARY ACKNOWLEDGMENT

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 Alameda

On November 12, 2018, before me, Doug Ricardo, a notary public for the state of California, personally appeared **RAJEEV GUPTA** and **REENA GUPTA**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

DOUG RICARDO
COMM. #2189889
Notary Public · California
Alameda County
My Comm. Expires May 3, 2021

Signature _____ (Seal)

See attached correct certification
11/12/18

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Alameda }

On November 12, 2018 before me, Doug Ricardo (Notary Public)
(Here insert name and title of the officer)

personally appeared Rajeev Gupta and Reena 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.

Doug Ricardo
Notary Public Signature (Notary Public Seal)

DOUG RICARDO
COMM. #2189889
Notary Public · California
Alameda County
My Comm. Expires May 3, 2021

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed 3469 Cobble
(Title or description of attached document)

St. Nashville Tennessee
(Title or description of attached document continued)

Number of Pages 2 Document Date 11/12/18

CAPACITY CLAIMED BY THE SIGNER

☒ Individual (s)
☐ Corporate Officer
_____
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

OATH OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, which ever is greater, is $_____0_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Rajeev Gupta

Reena Gupta

Subscribed and sworn to before me on this 12th day of November 2018.

Notary Public
Name: Mary Ricardo
My Commission Expires: MAY 3, 2021

See attached certification
11/12/18

JURAT

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 Alameda

Subscribed and sworn to (or affirmed) before me on this 12 day of November, 20 18 by Rajeev Gupta and Reena Gupta,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Seal)

DOUG RICARDO
COMM. #2189889
Notary Public - California
Alameda County
My Comm. Expires May 3, 2021

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Oath of Consideration

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/12/18

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
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  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 172 - 12 - 0-B37 - 70-0CO
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Rajeev Gupta and Reena Gupta
5949 Via del Cielo, Pleasanton, CA 94566

3. (a) BUYER'S NAME AND ADDRESS:
Rajeev Gupta and Reena Gupta Living Trust
5949 Via del Cielo, Pleasanton, CA 94566

(b) Are the Buyer and Seller related? Yes ☒ No ☐
If Yes, state relationship: Same Parties

4. ADDRESS OF PROPERTY:
3469 Cobble Street, Nashville, TN 37211

5. MAIL TAX BILL TO:
Rajeev and Reena Gupta, Trustees
5949 Via del Cielo, Pleasanton, CA 94566

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☒ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____
(b) Docket & Page Number: _____
(c) Date of Recording: _____
(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ _____ **00**

12. DATE OF SALE (Numeric Digits): 11/18
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Rajeev Gupta and Reena Gupta
5949 Via Del Cielo, Pleasanton, CA 94566
Phone (615) 429-5462

18. LEGAL DESCRIPTION *(attach copy if necessary)*: LOT NO 532 ON PLAT OF BRADFORD HILLS, SECTION SEVENTEEN AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7100, PG. 6

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of CA County of ALAMEDA
Subscribed and sworn to before me on this 12 day of November 20 18
Notary Public _____
Notary Expiration Date _____ see attached certificate

Signature of Buyer/Agent

State of CA County of ALAMEDA
Subscribed and sworn to before me on this 12 day of November 20 18
Notary Public _____
Notary Expiration Date _____ see attached certificate

JURAT

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State of California

County of Alameda

Subscribed and sworn to (or affirmed) before me on this 12 day of November, 2018 by Rajeev Gupta and Reena Gupta,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Seal)

DOUG RICARDO
COMM. #2189889
Notary Public · California
Alameda County
My Comm. Expires May 3, 2021

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit of

(Title or description of attached document)

Property Value - as Buyers

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/12/18

Additional information

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