Prepared Based Upon Information Provided by the Parties
And Without the Benefit of a Title Examination by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 226692 DEEDQC
05/07/2019 09:08:11 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190507-0042596

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Ajay Gupta and Karina Malaney Gupta 268 Palmer Street Costa Mesa, CA 92627	New Owner	07110011900

For and in consideration of the sum of $10.00 cash in hand paid, **Ajay Gupta and Karina Malaney Gupta, Co-Trustees of The AKG Family Trust U/A dated November 21, 2017,** hereinafter called the GRANTOR, do hereby quitclaim and convey unto **Ajay Gupta and wife, Karina Malaney Gupta,** all of their right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of J. B. Haynie's Cumberland Heights of record in Plat Book 57, Page 170, 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 Malaney Gupta, Co-Trustees of The AKG Family Trust U/A dated November 21, 2017, by deed from Ajay Gupta and Karina Malaney, husband and wife, of record in Instrument No. 20180312-0023020, Register's Office for Davidson County, Tennessee.

This is improved property known as **1227 Katie Avenue, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 28th day of APRIL, 2019.

GRANTOR:

Ajay Gupta, Trustee

Karina Malaney, Trustee

Notary Certificate attached pursuant
☑ CA Civil Code § 1189
☐ CA Government Code § 8202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ajay Gupta and Karina Malaney Gupta, Co-Trustees of The AKG Family Trust U/A dated November 21, 2017,** bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2019.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Certificate attached pursuant
☐ CA Civil Code § 1189
☑ CA Government Code § 8202

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 28th day of APRIL, 2019.

NOTARY PUBLIC

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

California 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 April 28, 2019 before me, Aidan Andrade, Notary Public,

personally appeared Ajay Gupta and Karina Malaney

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.

Signature _____ **(Seal)**

AIDAN ANDRADE
COMM. #2240897
NOTARY PUBLIC ● CALIFORNIA
Orange County
Commission Expires June 21, 2022

OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: Quitclaim Deed

Document Date: 4-28-2019

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Ajay Gupta

Capacity Claimed:

☐ Individual ☑ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Karina Malaney

Capacity Claimed:

☐ Individual ☑ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Notary Certificate attached pursuant to California Civil Code § 1189

CALIFORNIA JURAT

California Government Code § 8202

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

Subscribed and sworn to (or affirmed) before me on this 28th day of April, 2019 by Ajay Gupta proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)

AIDAN ANDRADE
COMM. #2240997
NOTARY PUBLIC • CALIFORNIA
Orange County
Commission Expires June 21, 2022

OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: Affiant

Document Date: 4-28-2019

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Ajay Gupta

Capacity Claimed:

☑ Individual ☐ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

☐ Individual ☐ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Notary Certificate attached pursuant to California Government Code § 8202