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# 296025 DEEDQC
10/04/2019 09:31:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191004-0101638

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Ajay Gupta and Karina Malaney Gupta, Trustees 268 Palmer Street Costa Mesa, CA 92627	New Owner	09112012000

For and in consideration of the sum of $10.00 cash in hand paid, **Ajay Gupta, married,** hereinafter called the GRANTOR, do hereby quitclaim and convey unto **Ajay Gupta and Karina Malaney Gupta, Co-Trustees of The AKG Family Trust U/A dated November 21, 2017,** all of his 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. 412 on the Plan of West Nashville, Plan No. 1 of record in Plat Book 57, Page (s) 74 and 75, 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, by Warranty deed from Ronald W. Milam, Jr. and Caitlyn Byrd Milam, of record in Instrument No. 20190802-0076523, Register's Office for Davidson County, Tennessee.

This is improved property known as **4505 Georgia Avenue, Nashville, TN 37209** and has never been the residence of the Grantor.

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.

8

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 21st day of SEPTEMBER, 2019.

GRANTOR:

Ajay Gupta

STATE OF ~~TENNESSEE)~~ California
COUNTY OF ~~DAVIDSON)~~ Orange

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ajay Gupta,** bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2019.

My Commission Expires: March 29, 2022

Billy Jordan Kanavsky
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

See attached CA Acknowledgment

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 3 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

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 21st day of September, 2019 by Ajay Gupta proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ **(Seal)**

BILLY JORDAN KOUNOVSKY
COMM. #2236246
NOTARY PUBLIC ●CALIFORNIA
Orange County
Commission Expires March 29,2022

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: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

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: _____

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