Karen Johnson Davidson County
Batch# 464614 DEEDQC
08/26/2020 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200826-0096672

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of ~~TENNESSEE~~ California HL
County of ~~DAVIDSON~~ Orange HL

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 19 day of August, 2020.

Notary Public
My Commission expires: 7-14-23

HANH T. LE
COMM. # 2296943
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 14, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Ajay Gupta
268 Palmer Street
Costa Mesa, CA 92627

SEND TAX BILLS TO:
PROPERTY OWNER

MAP AND PARCEL NUMBER: 117070Y00100CO

QUITCLAIM DEED

20NT02056

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Ajay Gupta, Co-Trustee of The AKG Family Trust U/A dated November 21, 2017

By these presents do remise, release and **QUITCLAIM** unto

Ajay Gupta, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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, as co-Trustees of The AKG Family Trust, u/a dated November 21, 2017, by Quit Claim Deed from Ajay Gupta and Karina Gupta, husband and wife, dated 10/20/2018 and recorded 10/25/2018 as Instrument No. 20181025-0105672, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2007A Lombardy Ave, Nashville, TN 37215

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

Witness our hands this 19 day of August, 2020.

The AKG Family Trust U/A dated November 21, 2017

Ajay Gupta, Co-Trustee

State of CALIFORNIA
County of Orange

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ajay Gupta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **CO-TRUSTEE** of **The AKG Family Trust U/A dated November 21, 2017,** and that they, as such TRUSTEES, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 19 day of August, 2020.

Notary Public
My Commission expires: 7-14-23

HANH T. LE
COMM. # 2296943
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 14, 2023

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024