G#34591-2

BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 659531 DEEDQC
06/18/2021 09:37:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210618-0082392

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 11th day of May, 2021.

Victoria V. Buckner
Notary Public

My commission expires: 05-05-2025

VICTORIA V. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amit Gupta and Seema Gupta, Trustees	**Movement Mortgage, LLC**	**091 02 2 C 001 00 CO**
25688 Crestfield Circle	**8024 Calvin Hall Rd**	
Castro Valley, CA 94552	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amit Gupta and Seema Gupta, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Amit Gupta and Seema Gupta, Trustees of the Gupta Trust created on December 3, 2007

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEES, OR HIS/HER SUCCESSORS IN TRUST, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit A on the Plan of 6216 New York Avenue Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 6216 New York Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161118-0121908, amended in Instrument No. 20171219-0129211, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 6216 New York Avenue Cottages, shown on Exhibit "B" to the Amendment to the Declarations of record in Instrument No. 20171219-0129211, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Amit Gupta and Seema Gupta, husband and wife, by Warranty Deed dated May 11, 2021, from Matthew T. Bailey, an unmarried man, and Kori E. Bailey, an unmarried woman, as joint tenants, of record in Instrument No. 20210513-0064541, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the Amendment to the Declarations of record in Instrument No. 20171219-0129211, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for 6216 New York Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161118-0121908, amended in Instrument No. 20171219-0129211, Register's Office for Davidson County, Tennessee, including the By-Laws appended thereto;

3) Charter of 6216 New York Avenue Cottages Corporation, of record in Instrument No. 20161118-0121907, Register's Office for Davidson County, Tennessee;

4) All matters shown on the Plan of record in Plat Book 161, Page 75, said Register's Office; and,

5) Taxes for the current year which have been assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **6216A New York Ave, Nashville, TN 37209**.

Witness my/our hand(s) this **11th** day of **May, 2021.**

Amit Gupta

Seema Gupta

[Acknowledgment(s) Attached]

ACALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 11 May 2021, before me, Jacqueline V. Thompson, Notary Public,
personally appeared Amit Gupta & Seeme 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 State of California that the foregoing paragraph is true and correct.

JACQUELINE V. THOMPSON
COMM. NO. 2241300
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES MAY 14, 2022

PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quitclaim Deed

Document Date: 5/14/21 Number of Pages: 03

Signer(s) Other than Named Above: None