G#34846-2

BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 705347 DEEDQC
08/26/2021 10:32:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210826-0115287

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 20th day of July, 2021.

Notary Public

My commission expires: 05-05-2025

(AFFIX SEAL)

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Number
Amit Gupta and Seema Gupta, Trustees	**Movement Mortgage, LLC**	**081 08 3 O 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, I,

Amit Gupta, a married man

HEREINAFTER CALLED THE GRANTOR, 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 of Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190214-0013842, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements, contained in said Declarations, the plat filed as Exhibit "B" to said Declarations appearing in Instrument No. 20190214-0013842, and Bylaws appended thereto as Exhibit "C", said

Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Amit Gupta, a married man, by Warranty Deed dated July 20, 2021, from Robin Casler and spouse Richard Ross Jr., of record in Instrument No. 20210722-0098304, 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 Declarations of record in Instrument No. 20190214-0013842, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190214-0013842, including the By-Laws appended thereto as Exhibit "C", said Register's Office;

3) Restrictive Covenant for Detached Structure of record in Instrument No. 20190404-0030806, Register's Office for Davidson County, Tennessee;

4) All matters shown on the Plan of record in Plat Book 57, Page 9, 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: **1802 Nassau Street, Nashville, TN 37208**.

Witness my/our hand(s) this **20th** day of **July, 2021.**

Amit Gupta

[Notary Acknowledgment(s) Attached]

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 July 20, 2021 before me, L. T. Hughes, Notary Public
(Here insert name and title of the officer),

personally appeared Amit 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.

L. T. Hughes
Notary Public Signature

(Notary Public Seal)

L. T. HUGHES
COMM. # 2325098
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MARCH 19, 2024

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 7/20/21

CAPACITY CLAIMED BY THE SIGNER

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

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.

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