Karen Johnson Davidson County
Batch# 764711 DEEDQC
12/01/2021 02:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211201-0159150

File Number: ORG-210176

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Ajay Gupta, 2007A Lombardy Ave., Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 117070Y00100CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Ajay Gupta, co-trustee of the AKG family trust U/A dated November 21, 2017 and **Karina Malaney Gupta, co-trustee of the AKG family trust U/A dated November 21, 2017**, hereinafter grantors, whose tax-mailing address is **2007A Lombardy Ave., Nashville, TN 37215**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Ajay Gupta,** a married man, hereinafter grantee, whose tax mailing address is **2007A Lombardy Ave., Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee, described as follows:

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.

APN: 117070Y00100CO

Property Address is: 2007A Lombardy Ave., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Instrument 20200915-0105234 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117070Y00100CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on November 18, 2021:

Ajay Gupta, co-trustee of the AKG family trust U/A dated November 21, 2017

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 18, 2021 by **Ajay Gupta, co-trustee of the AKG family trust U/A dated November 21, 2017** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on November 18, 2021:

Karina Malaney Gupta, co-trustee of the AKG family trust U/A dated November 21, 2017

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 18, 2021 by **Karina Malaney Gupta, co-trustee of the AKG family trust U/A dated November 21, 2017** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of November, 2021.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Print Name

Notary Public

My commission expires:

11-6-2023

Anne Collins

Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of 11, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954