Karen Johnson Davidson County
Batch# 896337 DEEDQC
07/29/2022 02:47:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220729-0086769

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
AKG Capital Partners McKennie, LLC 3416 Golf Club Lane Nashville, TN 37215	Same	071-16-0-318.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, AJAY GUPTA by these presents does hereby quitclaim, and by these presents transfer and convey unto AKG CAPITAL PARTNERS MCKENNIE, LLC, a Tennessee limited liability company, its successors and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 821 West McKennie Avenue, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those identified on Exhibit A hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25th day of July, 2022.

AJAY GUPTA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 25th day of July, 2022.



Notary Public
My Commission Expires: 7-9-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 25th day of July, 2022.



Notary Public
My Commission Expires: 7-9-24

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ajay Gupta by warranty deed from Susannah Rote, of record at Instrument Number 20210503-005892, Register's Office, Davidson County, Tennessee.