Karen Johnson Davidson County
Batch# 896337 DEEDQC
07/29/2022 02:47:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220729-0086772

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 Oman, LLC 3416 Golf Club Lane Nashville, TN 37215	Same	104 02 0U 007.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Ajay Gupta and Karina Malaney Gupta, as Co-Trustees of THE AKG FAMILY TRUST U/A DATED NOVEMBER 21, 2017, by these presents do hereby quitclaim, and by these presents transfer and convey unto AKG CAPITAL PARTNERS Oman, LLC, a Tennessee limited liability company, its successors and assigns, all of their 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 397 Oman Street, Unit A4, 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.

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

THE AKG FAMILY TRUST U/A DATED NOVEMBER 21, 2017:

AJAY GUPTA
Co-Trustee

KARINA MALANEY GUPTA
Co-Trustee

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 and KARINA MALANEY GUPTA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument, as Co-Trustees of The AKG Family Trust U/A dated November 21, 2017, 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 Unit No. A-4, of the Long Boulevard Townhome Condominiums, as established by the Master Deed of record in Instrument No. 20030228-0027108, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ajay Gupta and Karina Malaney Gupta, as Co-Trustees of The AKG Family Trust U/A dated November 21, 2017, by quitclaim deed from Ajay Gupta, of record at Instrument Number 20180312-0023023, Register's Office, Davidson County, Tennessee.