Karen Johnson Davidson County
Batch# 896337 DEEDQC
07/29/2022 02:47:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220729-0086774

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 Westlawn, LLC 3416 Golf Club Lane Nashville, TN 37215	Same	103-08-0H-001.00 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 Westlawn, 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 4312 Westlawn Drive, 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

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, Being Unit A on the Plan of WESTLAWN CONDOMINIUMS, a Horizontal Property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20080222-0017458, as amended in Instrument Number 20080814-0083774, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Element appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Westlawn Condominiums recorded as Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such 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 20180312-0023021, Register's Office, Davidson County, Tennessee.