Karen Johnson Davidson County
Batch# 923984 DEEDQC
09/30/2022 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220930-0108292

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 Revocable Family Trust u/a dated November 21, 2017 Ajay Gupta and Karina Malaney Gupta, Co-Trustees 3416 Golf Club Lane Nashville, TN 37215	Same	071-16-0-318.00 Davidson County

CORRECTIVE QUITCLAIM DEED

WHEREAS, by that certain Quitclaim Deed executed on April 20, 2021 (the "Original Deed"), Ajay Gupta conveyed that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property") to Ajay Gupta and Karina Malaney Gupta, as Co-Trustees of the AKG Revocable Family Trust u/a dated November 21, 2017, recorded in the Register's Office of Davidson County, Tennessee at Instrument Number 20211112-0150934; and

WHEREAS, the Original Deed was inadvertently left undated and this Corrective Quitclaim Deed is being filed to correct such mistake and is to be effective as of April 22, 2021.

NOW THEREFORE 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 Ajay Gupta and Karina Malaney Gupta, as Co-Trustees of the AKG REVOCABLE FAMILY TRUST U/A DATED NOVEMBER 21, 2017, their successors and assigns, all of his right, title, and interest in and to 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 effective the 22nd day of April, 2021.

AJAY GUPTA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 30th day of September, 2022.



Notary Public

My Commission Expires: 11-5-24

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me this 30th day of September, 2022.



Notary Public

My Commission Expires: 11-5-24

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.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 **September 30, 2022** (date of document).

David H. Mayer

9/30/22
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On 9/30/22, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11.5.24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024