This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson
Batch # 1121148
04/10/2024 09:53:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240410-0025376

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
AKG Capital Partners Strouse, LLC 3416 Golf Club Lane Nashville, TN 37215	NEW OWNER	061-00-0-024.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Ajay Gupta, a married man**, the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **AKG Capital Partners Strouse, LLC, a Tennessee Limited Liability Company** the **Grantee** herein, its successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, SURVEYOR DATED SEPTEMBER 22, 1980, AS FOLLOWS:

BEGINNING IN THE EASTERLY MARGIN OF BEN ALLEN ROAD, 637 FEET FROM THE CORNER OF LOT 246, MAPLEWOOD HEIGHTS SUBDIVISION OF RECORD IN BOOK 547, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY; THENCE RUNNING NORTH 17 DEGREES 45 MINUTES WEST 50 FEET; TEHNCE NORTH 72 DEGREES 15 MINUTES EAST 400 FEET; THENCE SOUTH 17 DEGREES 45 MINUTES EAST 50 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES WEST 400 FEET TO THE POINT OF BEGINNING

Being the same property conveyed to Ajay Gupta by deed from Opendoor Property Trust I, a Delaware statutory trust of record, in Instrument No. 20240301-0014201 Register's Office for Davidson County, Tennessee.

Subject property has never been a primary residence of the herein named Grantor or their spouse.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 601 Ben Allen Road Nashville, TN 37216.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 9th day of April, 2024.

Ajay Gupta

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2024.

Notary Public

My Commission Expires: 11-8-27

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 9th day of April, 2024.

Notary Public

My Commission Expires: 11-8-27

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON