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
20240410-0025377

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
AKG Capital Partners Garfield, LLC 3416 Golf Club Lane Nashville, TN 37215	NEW OWNER	081-08-1U-002.00-CO

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 Garfield, 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:

Land in Davidson County, Tennessee, being Unit B, on the Plan of Nassau Homes Townhome, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Nassau Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220324-0034073, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ajay Gupta by deed from Build Trust Homes, LLC, a Tennessee Limited Liability Company of record in 20240319-0018911 **, 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: 1727 B Nassau Street, Nashville, TN 37208.

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