Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
from information supplied by the parties

Karen Johnson
Batch # 1238082
02/18/2025 12 35 25 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250218-0011790

QUITCLAIM DEED

ADDRESS NEW OWNER
AKG CAPITAL PARTNERS
Georgia, LLC
3416 Golf Club Lane
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO·
Map

Parcel 091-05-0-103.00

For and in consideration of love and affection, and other good and valuable consideration, **Ajay Gupta** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **AKG CAPITAL PARTNERS GEORGIA, LLC,** its successors and assigns (hereinafter called the GRANTEE), all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Moss Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ajay Gupta by deed from Jeffrey A. Stump and Lyndy M. Stump of record as instrument 20250213-0010944,
>
> This property is not now and has never been the residence of the Grantor and is not a marital asset.

This is improved property known as **6201 Laramie Avenue, Nashville, TN 37209.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 18 day of February, 2025.

GRANTOR:

Ajay Gupta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Ajay Gupta** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2025.

NOTARY PUBLIC

My Commission Expires:

11-8-27



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 12 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 11-8-27

