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

Karen Johnson Davidson County
Batch # 1238082 DEEDQC
02/18/2025 12 35 25 PM 2 pgs
Fees $12 00 Taxes $0 00
20250218-0011791

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO
AKG CAPITAL PARTNERS MCKENNIE, LLC 3416 Golf Club Lane Nashville, TN 37215	New Owner	Map Parcel 061-13-0-006.00

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 MCKENNIE, 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. 118 on the Plan of Shepardwood Subdivision, Section 2 of record in Plat Book 4460, Page 66, 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 Utopia Homes, LLC of record as instrument 20250213-0010934, Register's Office for Davidson County, Tennessee.
>
> 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 **2589 Bethwood Drive, Nashville, TN 37207.**

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 12 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

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 11-8-27