Karen Johnson Davidson County
Batch# 1254572 DEEDQC
04/01/2025 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024304

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public

My commission expires: 01/30/2029

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130
NASHVILLE, TN 37211

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **AKG CAPITAL PARTNERS KENTUCKY** | **Movement Mortgage, LLC** | **09107012100** |
| **2817 West End Ave, Ste 126-312** | **8024 Calvin Hall Rd** | |
| **Nashville, TN 37203** | **Indian Land, SC 29707** | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AJAY GUPTA, MARRIED MAN, "** GRANTORS", by these presents, does hereby quitclaim and convey unto **AKG CAPITAL PARTNERS KENTUCKY , LLC** herein called "GRANTEE," her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 1120 and the Westerly 8 and 1/3 feet of Lot No. 1118, Block 174, Plan No. 1, West Nashville, of record in Book 57, Pages 74 & 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ajay Gupta, married man by Warranty Deed from Blue Ridge Homes, LLC Series 23 established as an entity within Blue Ridge Homes, LLC as recorded on the 31st day of March, 2025 in Instrument No. 20250331-0024148, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **5213 TENNESSEE AVE., NASHVILLE TN 37209**

WITNESS our hands this 27th day of March, 2025.

**AJAY GUPTA**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **AJAY GUPTA,** the within named Grantors, 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, at office, this 27th day of March, 2025.

Notary Public

My Commission Expires: 7/2/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 3/27/25 (date of document).

Jennifer Russell
Affiant Signature

3/31/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

