This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch # 1305752 DEEDQC
08/04/2025 11:19:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250804-0061488

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Ritesh Gupta 1207 Fatherland Street Nashville, TN 37206	Same	083-13-0-046.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

RITESH GUPTA

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

SWORN TO AND SUBSCRIBED before me this 4th day of August 2025.

NOTARY PUBLIC
My Commission Expires: 3/6/29

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(v), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain *Final Decree of Divorce* entered on July 23, 2025, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Ritesh Amit Gupta v. Kathryn Klinkenberg Gupta*, Docket Number 25D697, Kathryn Klinkenberg Gupta, a/k/a Kathryn Gupta, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Ritesh Amit Gupta, a/k/a Ritesh Gupta, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 77 on the Map of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, and as described as follows:
>
> Said Lot 77 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed by Warranty Deed dated June 28, 2022, from George Thomas Polly, unmarried, to Ritesh Gupta and Kathryn Gupta, husband and wife, which was recorded on July 5, 2022, at Instrument No. 20220705-0077371 in the Register's Office for Davidson County, Tennessee, with a Scrivener's Affidavit in regard to said property recorded on September 27, 2022, at Instrument No. 20220927-0106848.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1207 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Kathryn Gupta
KATHRYN GUPTA

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, JATIN A. SHAH, a Notary Public in and for said County and State, the within named KATHRYN GUPTA, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of JUNE, 2025.

NOTARY PUBLIC

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.