THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 624772 DEEDQC
04/28/2021 03:27:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210428-0057006

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
SSE Investors, LLC 2147 Burns Street Nashville, TN 37216	Owner	part of 072-13-0-060.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Srinivansan Venkatesan**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **SSE Investors, LLC**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real property in Davidson County, Tennessee, being **Unit B**, along with any and all appurtenances, rights, easements, and the like associated with the ownership of said Unit, as set out, described, shown, and/or depicted in the Declaration of Covenants, Conditions, and Restrictions for The Homes at 1008 Cahal Avenue, a Horizontal Property Regime with Private Elements, which was filed for record at Instrument No. 20210322-0037108, Davidson County Register of Deeds, and to which reference is hereby made for a more full and complete description of the property.

Being part of the same property conveyed to Srinivasan Venkatesan by Warranty Deed from Anne-Marie Helmsworth, married, of record on March 10, 2021, at Instrument No. 20210310-0031820, Davidson County Register of Deeds, as corrected by Affidavit at Instrument No. 20210318-0036022, Davidson County Register of Deeds.

This is property commonly known as 1008B Cahal Avenue, Nashville, TN 37206.

Witness my hand, this 28th day of April, 2021:

Srinivasan Venkatesan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Srinivasan Venkatesan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th **day of April, 2021:**

Notary Public

My Commission Expires: 7.09.2024

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th **day of April, 2021:**

Notary Public

My Commission Expires: 7.09.2024

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC OF DAVIDSON