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# 804377 DEEDQC
02/11/2022 12:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0016139

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#:
AASR Investors, LLC 1008B Cahal Avenue Nashville, TN 37206	AASR Investors, LLC 5810 Shelby Oaks Dr., Ste B Memphis, TN 38134	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, **Srinivasan Venkatesan**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **AASR Investors, LLC, a Tennessee Limited Liability Company**, 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 the same property conveyed to Anne-Marie Helmsworth by deed of record in Instrument No. 20181127-0115810, filed on 11-27-18, and being part of the same property further conveyed to Srinivasan Venkatesan by deed from Anne-Marie Helmsworth at Instrument No. 20210310-0031820 filed on 03-10-21 as corrected by Affidavit at Instrument No. 20210318-0036022, and the same being further conveyed to SSE Investors, LLC by Quit Claim Deed from Srinivasan Venkatesan filed on 04-28-21 at Instrument No. 20210428-0057006 the same property further conveyed to Srinivasan Venkatesan, by Quitclaim Deed from SSE Investors, LLC, of record on September 30, 2021, at Instrument No. 20210930-0131778, Davidson County Register of Deeds.

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

Witness our hands, this 31st **day of January, 2022:**

Srinivasan Venkatesan

STATE OF TENNESSEE

COUNTY OF Williamson

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 31st day of **January**, **2022**:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF **January**, **2022**:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 1-31-22 (date of document).

Date: 2-1-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 1st day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON