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# 808566 DEEDQC
02/18/2022 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220218-0019322

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 921 Spain Avenue Nashville, TN 37216	AASR Investors, LLC 5810 Shelby Oaks Dr., Ste B Memphis, TN 38134	072-09-1O-002.00 CO

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 Private Element 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 Spain HPR, a Horizontal Property Regime with Private Elements, which was filed for record at Instrument No. 20201221-0151334, as corrected with Scriveners Affidavit at Instrument No. 20220121-0008320, 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 Eric Scherrer and Kelly Scherrer, Husband and Wife by deed at Instrument No. 20181115-0112735, filed on 11-15-18, and the same property further conveyed to Aarthy Srinivasan by deed from Eric Scherrer and Kelly Scherrer, Husband and Wife at Instrument No. 20201030-0127253, filed on 10-30-20, and being part of the same property conveyed to Srinivasan Venkatesan by Quit Claim Deed from Aarthy Srinivasan of record in Instrument No. 20201229-0154479, filed on 12-29-20, and the same being further conveyed to SSE Investors, LLC by Quit Claim Deed from Srinivasan Venkatesan of record in Instrument No. 20210428-0057005, filed on 04-28-21, and the same being further conveyed to Srinivasan Venkatesan, by Quitclaim Deed from SSE Investors, LLC, of record on September 30, 2021, at Instrument No. 20210930-0131779, Scriveners Affidavit to correct error in legal description of record in Instrument No. 20220121-0008321, Davidson County Register of Deeds.

This is property commonly known as 921 Spain Avenue, Nashville, TN 37216.

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

Notary Public

My Commission Expires: _____

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

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

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
NOTARY PUBLIC
STATE OF TENNESSEE
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: 2-9-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON