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# 954218 DEEDQC
12/21/2022 12:15:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221221-0131788

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of this document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research 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 to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
AVS Investors, LLC P.O. Box 160811 1011 Gillock Street Nashville, TN, 37216	Owner	072 13 2G 001.00

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 unto **AVS Investors, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of my/our 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 A** as set out and depicted in the Declaration for Covenants, Conditions, and Restrictions for The Homes at 1008 Cahal Avenue, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20210322-0037108, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the Unit and its ancillary rights, appurtenances, and the like, the rights to which are also conveyed herein.

Being *part of* the same property conveyed to Srinivasan Venkatesan by Warranty Deed from Anne-Marie Helmsworth, filed on 03/10/2021, at Instrument No. 20210310-0031820, Davidson County Register of Deeds, and corrected by filing at Instrument No. 20210318-0036022, Davidson County Register of Deeds.

This is property commonly known as 1008 A Cahal Avenue, Nashville, TN 37206.*
*Note: An address is not a legal description of real property.

Witness my/our hand(s), this 22 **day of** November, **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(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of November, **2022**:

Notary Public

My Commission Expires: _____

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 DAY OF November, **2022**:

Notary Public

My Commission Expires: _____

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026