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 5 pgs
Fees: $27.00 Taxes: $0.00
20221221-0131795

QUITCLAIM DEED of CORRECTION

Address of New Owners of 919 Spain Avenue, Nashville, TN 37216:	Send Tax Bills To:	Tax ID No.:
AVS Investors, LLC P.O. Box 160811 1011 Gillock Street Nashville, TN, 37216	New Owner	072091O00100CO

Address of New Owners of 921 Spain Avenue, Nashville, TN 37216:	Send Tax Bills To:	Tax ID No.:
AASR Investors, LLC P.O. Box 160811 1011 Gillock Street Nashville, TN, 37216	New Owner	072091O00200CO

Whereas, the parent tract for the below described properties (the below referenced Private Elements), which parent tract and said properties are now under a Horizontal Property Regime with Private Elements as noted below, was conveyed by Eric Scherrer and Kelly Scherrer, husband and wife, to Aarthy Srinivasan, by Warranty Deed of record at **Instrument No. 20201030-0127253**, Davidson County Register of Deeds, to which reference is hereby made regarding the legal description of the said parent tract; and

Whereas, subsequently, the above said parent tract was placed under the Declaration of Covenants, Conditions, and Restrictions for Spain HPR, a Horizontal Property Regime with Private Elements, which is of record at **Instrument No. 20201221-0151334**, Davidson County Register of Deeds, as corrected by filing at **Instrument No. 20220121-0008320**, Davidson County Register of Deeds (hereinafter, the "HPR" or "HPR Declaration"); and

Whereas, the vesting and ownership of the Private Element A and Private Element B, as created by the above said HPR, were variously intended to be transferred by Quitclaim Deeds of record at **Instrument Nos. 20201229-0154479**, **2021042810057005**, and **20210930-0131779**, Davidson County Register of Deeds, through a string of subsequent owners including Srinivasan Venkatesan (husband to Aarthy Srinivasan), SSE Investors, LLC, and AASR Investors, LLC (the Sole Member of each said LLC being Aarthy Srinivasan), said Quitclaim Deeds being also attempted to be corrected by an Affidavit of Scrivener's Error at **Instrument No. 20220121-0008321**, Davidson County Register of Deeds; and

Whereas, it has come to the attention of Aarthy Srinivasan, Srinivasan Venkatesan, SSE Investors, LLC, and AASR Investors, LLC, that the above said Quitclaim Deeds and Affidavit of Scrivener's Error contain various inadvertent errors as they reference Private Element A and/or Private Element B of the above said HPR, as well as their respective Tax ID Numbers, and the addresses of said Private Elements; and

Whereas, Aarthy Srinivasan, Srinivasan Venkatesan, SSE Investors, LLC, and AASR Investors, LLC now wish to correct and clarify the record regarding the above said prior Quitclaim Deeds and Affidavit of Scrivener's Error, and also to place the above said Private Elements created by the above said HPR under the intended ownership and vesting by use of this Quitclaim Deed of Correction, it being simpler and more effective to make all the necessary corrections in this way together rather than attempting to trace each error and correct the same with separate corrective instruments; and

Whereas, W. Aaron Fortner, PLLC, as preparer of the above said HPR Declaration, Quitclaim Deeds, and Affidavit of Scrivener's Error, wishes also to see these corrections made:

Now, therefore, premises considered:

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, **Aarthy Srinivasan, Srinivasan Venkatesan, SSE Investors, LLC, and AASR Investors, LLC**, hereinafter called the Grantors, do hereby Quitclaim unto **AVS Investors, LLC**, hereinafter called the Grantee, its successors and assigns, all of 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 **Private Element A**, 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, 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 by Eric Scherrer and Kelly Scherrer, husband and wife, to Aarthy Srinivasan, by Warranty Deed of record at Instrument No. 20201030-0127253, Davidson County Register of Deeds, and subsequently being attempted to be conveyed by the Quitclaim Deeds referenced above, which were intended to be corrected by Affidavit of Scrivener's Error, also referenced above.

This is property commonly known as **919 Spain Avenue, Nashville, TN 37216**.*;

AND ALSO:

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, **Aarthy Srinivasan, Srinivasan Venkatesan, SSE Investors, LLC, and AASR Investors, LLC**, hereinafter called the Grantors, do hereby Quitclaim unto **AASR Investors, LLC**, hereinafter called the Grantee, its successors and assigns, all of 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 **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, 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 by Eric Scherrer and Kelly Scherrer, husband and wife, to Aarthy Srinivasan, by Warranty Deed of record at Instrument No. 20201030-0127253, Davidson County Register of Deeds, and subsequently being attempted to be conveyed by the Quitclaim Deeds referenced above, which were intended to be corrected by Affidavit of Scrivener's Error, also referenced above.

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

*Note: An address is not a legal description of real property.

Witness our hands as of the dates noted below:

Date: 11.22.22
Aarthy Srinivasan

Date: 11.22.22
Srinivasan Venkatesan

SSE Investors, LLC
BY: Date: 11.22.22
Aarthy Srinivasan, its Sole Member

AASR Investors, LLC
BY: Date: 11.22.22
Aarthy Srinivasan, its Sole Member

W. Aaron Fortner, PLLC
BY: Date: 11/22/22
W. Aaron Fortner, its Sole Member

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 **Aarthy Srinivasan**, the bargainor, 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: 7-6-26

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

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 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)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Aarthy Srinivasan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Sole Member** of **SSE Investors, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **SSE Investors, LLC** for the purposes therein contained.

Witness my hand and official seal on 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

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Aarthy Srinivasan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Sole Member** of **AASR Investors, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **AASR Investors, LLC** for the purposes therein contained.

Witness my hand and official seal on 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

STATE OF Tennessee)
)
COUNTY OF Williamson)

Sworn and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, by personal appearance of **W. Aaron Fortner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Sole Member** of **W. Aaron Fortner, PLLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **W. Aaron Fortner, PLLC** for the purposes therein contained.

Witness my hand and official seal on 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

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