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# 974224 DEEDQC
02/24/2023 03:34:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230224-0013375

RECORDER PLEASE NOTE: The transfer made to AASR Investors, LLC, a Tennessee limited liability company, by Quitclaim Deed from Srinivasan Venkatesan and Aarthy Srinivasan, filed on 12/21/2022, at Instrument No. 20221221-0131790, Davidson County Register of Deeds, was prepared in error, as no transfer of this property was actually intended. This instrument is meant to correct said error.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED of CORRECTION

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Srinivasan Venkatesan and Aarthy Srinivasan P.O. Box 160811 1011 Gillock Street Nashville, TN, 37216	Owners	072 11 3T 002.00

Whereas, the transfer made to AASR Investors, LLC, a Tennessee limited liability company, by Quitclaim Deed from Srinivasan Venkatesan and Aarthy Srinivasan, filed on 12/21/2022, at Instrument No. 20221221-0131790, Davidson County Register of Deeds, was in error; and

Whereas, it is desired that such error be corrected:

Now, therefore, premises considered, in order to correct the error noted above, and for and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **AASR Investors, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, does hereby Quitclaim unto **Srinivasan Venkatesan and wife, Aarthy Srinivasan**, hereinafter called the Grantees, their heirs, successors, and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit A of** 2145 Bums Street Townhomes, as shown on plan included as Exhibit B to Declaration establishing a horizontal property regime for 2145 Burns Street Townhomes of record instrument No. 20180712-0067627, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to AASR Investors, LLC, a Tennessee limited liability company, by Quitclaim Deed from Srinivasan Venkatesan and Aarthy Srinivasan, filed on 12/21/2022, at Instrument No. 20221221-0131790, Davidson County Register of Deeds.

This is property commonly known as 2145 Burns Street, Nashville, TN 37216.*
*Note: An address is not a legal description of real property.

Witness the hand of the Grantor's representative, this 06 **day of** ~~January~~ February, **2023:**

AASR Investors, LLC, a Tennessee limited liability company

By: Aarthy Srinivasan, as Sole Member

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

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 himself/herself to be the **Sole Member** of **AASR Investors, LLC, a Tennessee limited liability company,** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **AASR Investors, LLC, a Tennessee limited liability company,** for the purposes therein contained.

Witness my hand and official seal on this the 6TH day of ~~January~~ February, **2023:**

NOTARY PUBLIC

ZANE NAYFEH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 09, 2026

My Commission Expires: May 9th, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22ND DAY OF February 2023.

Notary Public

My Commission Expires: 7.9.2024

TERRY L HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON