AFTER RECORDING RETURN TO:
Aarthy Srinivasan, married
532 Norton Avenue
Nashville, TN 37207
File No. R-238877-NASB

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 07108042900

Karen Johnson Davidson County
Batch# 1064545 DEEDQC
10/24/2023 03:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231024-0083381

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 20th day of October, 2023 by and between **AVS Investors, LLC A Tennessee Limited Liability Company,** located at 5810 Shelby Oaks Drive, Memphis, TN 38134, hereinafter referred to as Grantor(s) and **Aarthy Srinivasan, married,** residing at 532 Norton Avenue, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 532 Norton Avenue, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/12/2023 under Instrument Number: Document Number: 20230912-0071646 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

AVS Investors, LLC A Tennessee Limited Liability Company

By: AARTHY SRINIVASAN
Name: **Aarthy Srinivasan**
Title: **Manager**

STATE OF TN
COUNTY OF Davidson

Before me, Unity Anderson, a Notary Public, of the State and County mentioned, 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 such person to be **Manager** of **AVS Investors, LLC A Tennessee Limited Liability Company**, the within named Grantor and that such Manager (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, this 20th day of October, 2023.

Unity Anderson
Notary Public

My Commission expires: May 5, 2025

My Commission Expires
May 5, 2025

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

AARTHY SRINIVASAN
Affiant

Print Name: AARTHY SRINIVASAN

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 20th day of October, 2023.

Unity Anderson
Notary Public
My Commission Expires: May 5, 2025

My Commission Expires
May 5, 2025

Name and address for person(s) responsible for taxes:

Aarthy Srinivasan
532 Norton Avenue
Nashville, TN 37207

Name and address of property owner:

Aarthy Srinivasan
532 Norton Avenue
Nashville, TN 37207



EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE MAP OF JOYWOOD HEIGHTS, SECTION I AS OF RECORD IN BOOK 1130, PAGE 91,REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NOS. 91 AND 92 FRONT TOGETHER 120 FEET ON THE SOUTHERLY SIDE OF NORTON AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND PLANNING DOCUMENTS OF RECORD, AND CURRENT YEAR'S TAXES AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED TO AVS INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM SSE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 12, 2023 AND RECORDED ON SEPTEMBER 12, 2023, AS 20230912-0071646.

PARCEL ID NUMBER: 07108042900

PROPERTY COMMONLY KNOWN AS: 532 NORTON AVENUE, NASHVILLE, TN 37207

Certificate of Authenticity

I, Abigail Gibson, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on **10/20/2023**.

Affiant Signature

10/24/23

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 24th day of October, 2023.

Notary Signature

My Commission Expires 12/15/26

Notary's Seal

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026