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 # 1213487 DEEDQC
12/09/2024 12:42:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241209-0095416

PREPARER'S DISCLAIMER: This instrument is prepared at the request and direction of the parties stated herein and based solely on information provided to the Preparer by said parties. The parties declined to request a title search or other examination or research of the real estate or other records by the Preparer, and therefore the Preparer makes no representation or warranty that the information provided by the parties and included here is correct, or regarding the propriety or advisability of undertaking the transaction or conveyance contemplated by the terms of this instrument. The acceptance, use, and recording of this instrument indicates the parties' consent to this disclaimer.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
AASR Investors, LLC P.O. Box 160811 1011 Gillock Street Nashville, TN 37216	Owner	072-12-0-U-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, **AVS Investors LLC, a Limited Liability Company**, hereinafter called the Grantor, does hereby Quitclaim unto **AASR Investors LLC, a Limited Liability Company**, hereinafter called the Grantee(s), their heirs 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 2, of SSE Luxury Homes at 1806 Tammany Drive**, as described in Horizontal Property Regime of record in Instrument No. 20240425-0030094, as corrected by Scriveners Affidavit at Instrument No. 20240612-0044038, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being apart of the same property conveyed to SSE Investors, LLC, by deed from Mary White Lowrie, Heir of The Estate of Joel D. White of record in Instrument No. 20230801-0059398, filed on 08/01/2023, Davidson County Register of Deeds; and being further and last conveyed by SSE Investors, LLC, to AVS Investors, LLC, a Tennessee limited liability company, by Quitclaim Deed filed on 09/12/2023, at Instrument No. 20230912-0071647, Davidson County Register of Deeds.

This is property commonly known as 1806B Tammany Drive, Nashville, TN 37216.

Witness the hand of the Grantor's authorized representative,

this the 4 **day of December, 2024:**

AVS Investors LLC, a Limited Liability Company

By: x _____

Aarthy Srinivasan, Manager

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 **Manager** of **AVS Investors LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **AVS Investors LLC** for the purposes therein contained.

Witness my hand and official seal on this the 4th day of December, **2024**:

Ethan Sanders
NOTARY PUBLIC

My Commission Expires: 11/8/27

ETHAN WYATT SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. NOV. 08, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF **November, 2024**:

Ethan Sanders
Notary Public

My Commission Expires: 11/8/27

ETHAN WYATT SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. NOV. 08, 2027