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# 1242652 DEEDWARR
03/03/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,760.28
20250303-0015821

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Alexander J. Auer 479 Parmley Drive Nashville, TN 37207	New Owner	049-10-0-A-068.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **AVS Investors, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Alexander J. Auer, an unmarried man**, hereinafter called the Grantee(s), and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Final Plat of Parmley Cove, Phase III, of record in Instrument No. 20160913-0096212 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Srinivasan Venkatesan and Aarthy Srinivasan by NVR, Inc., a Virginia Corporation T/A/ Ryan Homes, by Special Warranty Deed filed on 05/30/2017, at Instrument No. 20170530-0053280, and the same being further conveyed to AVS Investors, LLC by Quit Claim Deed from Srinivasan Venkatesan and Aarthy Srinivasan of record in Instrument No. 20221221-0131792, filed on 12-21-2022, Davidson County Tennessee, Register of Deeds.

This is property commonly known as 479 Parmley Drive, Nashville, TN 37207*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness the hand of the Grantor's representative below, this 3RD **day of March, 2025**:

AVS INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: x _____

Name: Aarthy Srinivasan

Title: Manager

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 himself/herself to be the Manager of **AVS Investors, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **AVS Investors, LLC, a Tennessee Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 3RD day of MARCH, **2025**:

_____
NOTARY PUBLIC

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$475,750.00**

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 3rd DAY OF **March, 2025:**

_____
Notary Public

My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Christen Rabe, do hereby 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 3, 2025**.

Date

Affiant Signature

3/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025