Karen Y Johnson Davidson County
Batch# 141068 DEEDQC
09/17/2018 09:20:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180917-0091777

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
131 Saundersville Road, Suite 130
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Trustee of The Todd M. Scheriger, Sr., and Justine M. Scheriger Tennessee Community Property Trust 112 Ashland Point Hendersonville, TN 37075	Owner	093-6-0-A Parcel 254-00co

FOR AND IN CONSIDERATION of other monetary consideration, Todd M. Scheriger, Sr., and Justine M. Scheriger, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all my interest in and to the following described property to the Trustee of The Todd M. Scheriger, Sr., and Justine M. Scheriger Tennessee Community Property Trust (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on "Exhibit A" attached hereto and incorporated herein.

This is improved property known as 301 Demonbruen Street, Unit 1618, Nashville, Tennessee 37201.

Being the same property conveyed to Grantors by deed from 1014138 Alberta Inc., of record in Instrument No. 20170901-0089896 (dated 09/01/17), Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 11 day of September, 2018.

Todd M. Scheriger, Sr.

Justine M. Scheriger

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared TODD M. SCHERIGER, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 11th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 8/17/20

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared JUSTINE M. SCHERIGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 11th day of September, 2018.

Christina Baker
NOTARY PUBLIC

My Commission Expires: 8/17/20

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer of property is $-0-.

Affiant

Sworn to and subscribed before me
This 11th day of September, 2018.

Christina Baker
Notary Public

My Commission Expires: 8/17/20

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1618 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominium, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429, said Register's Office; Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 2011104-0086473 and Instrument No. 20111215-0018424 said Register's Office.