This instrument prepared by:
Smart Title & Escrow Series
256 Seaboard Ln, Ste D-101
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 212267 DEEDWARR
04/01/2019 10:40:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190401-0029074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

DEED OF CORRECTION

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Trent Scheriger 301 Demonbreun St., Unit 706 Nashville, TN 37201	SAME	093-06-0A-064.00-CO

THIS DEED OF CORRECTION made and entered into by and between **Scott J. Fernandes, Trustee of the Scott J. Fernandes Investment Services Trust,** as Grantor(s); and **Trent Scheriger,** as Grantee(s);

WHEREAS, Scott J. Fernandes, Trustee of the Scott J. Fernandes Investment Services Trust executed a Warranty Deed, on the 17th day of September, 2018, to Trent Scheriger, conveying the hereinafter described property, said Warranty Deed having been filed of record on the 2nd day of October, 2019, in Instrument Number 20181002-0097791, Register's office for Davidson County, Tennessee, and

WHEREAS, the following legal description was not included in the Warranty Deed, and

WHEREAS, the correct name of the Grantor is Scott J. Fernandes, Trustee of the Scott J. Fernandes Investment Services Trust, and

NOW, THEREFORE, the Grantor hereby executes this Deed of Correction in order to remove the confusion with regard to the legal description and name of the Grantor in the sources of title to the following described tracts or parcels situated any lying in Davidson County, Tennessee, the same being more particularly described as follows, to-wit:

A certain Condominium apartment in the First Civil District of Nashville, Davison County, Tennessee, known as Unit No. 706 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to James M. Adcox III, Trustee, as successors in trust, under the Scott J. Fernandes Investment Services Trust, dated August 29, 2014 by Quitclaim Deed from Scott J. Fernandes of record in Instrument No. 20140925-0088192 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 25, 2014, and also being the same property conveyed to Scott J. Fernandes by Warranty Deed from Joseph W. Oliverius, Hannah M. Oliverius and Molly D. Oliverius heirs to the Estate of Jill Oliverius of record in Instrument No. 20120625-0055599 Register's Office for Davidson County, Tennessee, dated June 01, 2012 and recorded on June 25, 2012.

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record. This Deed has been prepared upon the information and direction of the Parties named within.

Property located at: 301 Demonbreun Street, Unit 706, Nashville, TN 37201.

Witness my hand this the 27 day of March, 2019.

Scott J. ~~Fernandes~~, Trustee of the Scott J. Fernandes Investment Services Trust

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MACON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott J. Fernandes, 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, and who further acknowledged that he is the Trustee of the Scott J. Fernandes Investment Services Trust.

Notary Public
Commission Expires: 10-24-22

MICHAEL CLOWER
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY