Karen Johnson Davidson County
Batch# 853247 DEEDWARR
05/10/2022 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220510-0053489

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 29th **day of** April, **2022.**

Notary Public
My commission expires:

05-NSH22-03761

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nicole Diruhi Fedorchek Trustee of The Fedorchek Family Trust 242 Lake Terrace Dr, Hendersonville, TN 37075	SAME	105-14-0C-214.00-CO

WARRANTY DEED OF CORRECTION
(Reference Warranty Deed of record in Instrument No. 20220406-0040098, DCROD)

Whereas, **Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011**, as Grantor, executed a Warranty Deed dated March 30, 2022, of record in Instrument No. 20220406-0040098, Register's Office for Davidson County, Tennessee, so as to convey to **Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Trust, U/A dated November 10, 2018**, as Grantee, certain property; and

Whereas, through scrivener's error, said Warranty Deed provides a legal description for an entirely different property than the actual property intended to be conveyed; and

Whereas, it was and still is the intent of the Grantor to convey to the Grantee certain hereinafter described property for the consideration previously tendered to and received by Grantor; and

Whereas, Grantor and Grantee desire to have this instrument correct said Warranty Deed by describing the actual property intended to be conveyed;

Now, therefore, in consideration of the premises, Brian Duke Bevans, Individually and as Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011, executes this instrument so as to correct the Warranty Deed of record in Instrument No. 20220406-0040098, said Register's Office, to read as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian Duke Bevans, Individually and as Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Trust, U/A dated November 10, 2018, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 214 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, 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 The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office,

for a more complete identification and description of such Unit.

Being the same property conveyed to Alexi Nicole Bevans, an unmarried woman and Brian Duke Bevans, as Trustee of the Brian Duke Bevans Revocable Living Trust, u/a/d April 14, 2011 by Warranty Deed from Joshua Brackin of record in Instrument No. 20170602-0054891 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 02, 2017 and Scriveners Affidavit recorded on June 29, 2017 in Instrument No. 20170629-0065453.

Being the same property conveyed to Brian Duke Bevans, individually and as Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011 by Quitclaim Deed from Alexi Nicole Bevans, an unmarried woman of record in Instrument No. 20211027-0144364 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on October 27, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2310 Elliott Ave, Unit 214, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

WITNESS our hands this 28 day of APRIL, 2022.

Brian Duke Bevans, Individually and as Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011

OFFICIAL STAMP
FREDERICK ARTHUR SERNATINGER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1016631
MY COMMISSION EXPIRES SEPTEMBER 23, 2025

STATE OF Oregon
COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Duke Bevans, Individually and as Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand this 28th day of April, 2022.

Notary Public

My Commission expires: Sep 23, 2025

Furthermore, Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Trust, U/A dated November 10, 2018, by her signature below, a) asserts her agreement with this Warranty Deed of Correction and b) hereby quitclaims all of her right, title and interest to Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011, in and to the following property:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, 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 The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011 by Warranty Deed from Theodore Cook and wife, Donna D. Cook of record in Instrument No. 201908140081017 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 14, 2019. (Value of consideration shown in aforementioned deed $335,000.00.)

Address of New Owners and Send Tax Bills To:

Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011
2890 Barbados Dr
Eugene, OR 97408

Map and Parcel: 105-14-0C-106.00CO

Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Trust, U/A dated November 10, 2018

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Trust, U/A dated November 10, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained

Witness my hand this 27th day of APRIL, 2022.

Notary Public

My Commission expires:

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 27th April, 2022.

Custodian's Signature — date: 04/27/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 27th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023