THIS INSTRUMENT PREPARED BY:
Momentum Title LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map-Parcel Number:
117-12-0J-002.00CO

Send Tax Bills To:
John and Hollis Schario
1203B Noelton Ave
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1347562 DEEDQC
11/18/2025 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091752

CORRECTIVE QUITCLAIM DEED

This deed is being recorded to correct the legal description in the Quitclaim Deed recorded initially on May 25, 2016, in Instrument No. 20160525-0052372, Register's Office for Davidson County, Tennessee.

The legal description was inaccurately stated as:

> Land in Davidson County, Tennessee, being Lot No. 5 of Block "D" on the Plan of Galecrest No. 2 of record in Plat Book 1424, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The legal description should have stated:

> Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 1203-B, together with the appurtenant common elements of the Townhomes at 1203 Noelton Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1203 Noelton Avenue, a horizontal property regime with private elements, of record in Instrument No. 20140306-0019105, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan of Units 1203-A & 1203-B, Noelton Avenue attached as exhibit to said Declaration; and original plan of Galecrest No. 2 Block "D", of record in Book 1424, page 3, said Register's Office, for a more complete identification and placement of such Unit.

In order to correct said Quitclaim Deed, Grantor hereby restates:

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, **John F. Schario and Hollis A. Schario, husband and wife,** ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **Hollis A. Schario and John F. Schario, Trustees of the Revocable Trust Agreement of Hollis A. Schario dated September 22, 2008, amended March 8, 2023, any amendments thereto** ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described as:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 1203-B, together with the appurtenant common elements of the Townhomes at 1203 Noelton Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1203 Noelton Avenue, a horizontal property regime with private elements, of record in Instrument No. 20140306-0019105, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan of Units 1203-A & 1203-B, Noelton Avenue attached as exhibit to said Declaration; and original plan of Galecrest No. 2 Block "D", of record in Book 1424, page 3, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Joh F. Schario and Hollis A. Schario, husband and wife by Warranty Deed from Stratos Development Group, LLC, a Tennessee limited liability company, dated October 13, 2015, recorded October 16, 2015, of record in Instrument No. 20151016-0105199, said Register's Office.

This is an improved property located at: **1203B Noleton Ave**
Nashville, TN 37215

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this Corrective Deed on this 12th day of November, 2025.

GRANTOR:

John F. Schario

Hollis A. Schario

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John F. Schario and Hollis A. Schario, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **12th** day of November, 2025.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

GRANTEE:
The Revocable Trust Agreement of Hollis A. Schario

By: _____
Hollis A. Schario, Trustee

By: _____
John F. Schario, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hollis A. Schario and John F. Schario the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Revocable Trust Agreement of Hollis A. Schario , the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **12th** day of November, 2025.

Notary Public
My Commission Expires:_____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

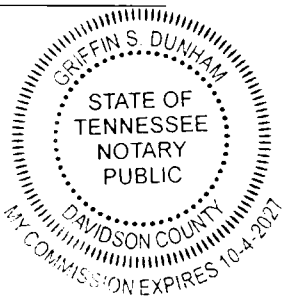
AFFIDAVIT OF CONSIDERATION

I, hereby, swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration paid or value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of November, 2025.

Notary Public
My Commission Expires_____



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-17-2025**.

Affiant Signature — Date: **11-17-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11-17-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY