Davidson County	DEEDWARR
Recvd: 11/02/15 11:55	4 pgs
Fees:22.00 Taxes:0.00	
20151102-0111203	

Commitment Number: 1507080

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 105, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569

New Property Owner/Mail Tax Statements To:
John Armstrong, 4125 Highland Court, Antioch, Tennessee 37013

Property Appraisal (Tax/APN) Parcel Identification Number: 16301003000

CORRECTIVE DEED

This Deed is being executed and recorded for the purpose of correcting the Grantee's name in a prior Deed. This is a Corrective Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

JOHN W. ARMSTRONG more correctly known as JOHN ARMSTRONG, an unmarried man, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **JOHN ARMSTRONG**, an unmarried man, hereinafter Grantee, whose tax mailing address is 4125 Highland Court, Antioch, Tennessee 37013, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING LOT THIRTY-ONE (31), HICKORY HIGHLAND PLACE, PHASE 1, AS SHOWN ON PLAT RECORD IN PLAT BOOK 9700, PAGE 189, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 4125 HIGHLAND COURT, ANTIOCH, TENNESSEE 37013

PARCEL NUMBER: 16301003000

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable. The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior Instrument Reference: 20110615-0045679

Executed by the undersigned on September 2, 2015:

John W. Armstrong

JOHN W. ARMSTRONG
more correctly known as
JOHN ARMSTRONG

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 2, ~~2014~~ 2015 PH, by **JOHN W. ARMSTRONG more correctly known as JOHN ARMSTRONG**, an unmarried man, who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
NOTARY PUBLIC
EXP. 08-17-2019

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on September 2, 2015:

John Armstrong
AFFIANT

John Armstrong
PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 2, 2015, by John Armstrong, who is personally known to me or has produced Driver's Lic as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
NOTARY PUBLIC
Exp. 08-17-2019

True Copy Certification

I, Angela N. Ward, do hereby make oath that I am ~~licensed attorney-at-law~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela N Ward
Signature

State of Ohio

County of Montgomery

Personally appeared before me, Paula Stacy, a notary public for this county and state, ~~[name of person making certification]~~* who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Angela N. Ward

/Paula Stacy
Notary's Signature

My Commission Expires: 02.14.2016
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

PAULA STACY
Notary Public
In and for the State of Ohio
My Commission Expires
February 14, 2016