Davidson County DEEDQC
Recvd: 01/19/16 09:15 5 pgs
Fees:27.00 Taxes:0.00
20160119-0004713

Commitment Number: 1510063

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:
Ken Kallicharan and Umaraj Voleti, 5217 Ridgefalls Way, Antioch, Tennessee 37013

Property Appraisal (Tax/APN) Parcel Identification Number: 173 04 0A 225.00

QUITCLAIM 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.

UMAMAHESWARI VOLETI more correctly known as UMARAJ VOLETI, a married woman, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grant and quitclaim to **KEN KALLICHARAN AND UMARAJ VOLETI,** husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, hereinafter Grantees, whose tax mailing address is 5217 Ridgefalls Way, Antioch, TN 37013, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING LOT NUMBER TWO HUNDRED TWENTY FIVE (225) ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NUMBER 199912130302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 5217 RIDGEFALLS WAY, ANTIOCH, TENNESSEE 37013

PARCEL NUMBER: 173 04 0A 225.00

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: Volume 200203026-0036894

Executed by the undersigned on January 05, 2016:

Ken Kallicharan
KEN KALLICHARAN

Umamaheswari Voleti
more correctly known as
Umaraj Voleti
UMAMAHESWARI VOLETI
more correctly known as
UMARAJ VOLETI

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 5, 2016, by **KEN KALLICHARAN AND UMAMAHESWARI VOLETI more correctly known as UMARAJ VOLETI,** husband and wife, who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

Dotty Harper
NOTARY PUBLIC

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 January 5, 2016:

Angela L Ward
AFFIANT

Angela L. Ward
PRINT NAME

STATE OF Ohio
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on January 5, 2016 by Angela L Ward, who is personally known to me or has produced D.L. 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.

NOTARY PUBLIC STATE OF OHIO

Sonja D. Hardin
NOTARY PUBLIC Comm. Exp. 7-18-16

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

BEING LOT NUMBER TWO HUNDRED TWENTY FIVE (225) ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NUMBER 199912130302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 5217 RIDGEFALLS WAY, ANTIOCH, TENNESSEE 37013

PARCEL NUMBER: 173 04 0A 225.00

DERIVATION CLAUSE: GRANTOR NANDA RAYALWAR TO GRANTEE UMAMAHESWARI VOLETI NOW KNOWN AS UMARAJ VOLETI, AS DATED 03/19/02, AND FILED 03/26/02, IN INSTRUMENT 20020326-0036894, OF THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Angela L. Ward, do hereby make oath that I am ~~a licensed attorney and/or~~ 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 L Ward
Signature

State of Ohio

County of Montgomery

Personally appeared before me, ~~[Name of Notary]~~ Sonja D. Hardin, a notary public for this county and state, ~~[name of person making certification]~~ * Angela L Ward who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sonja D. Hardin
Notary's Signature
Sonja D. Hardin

My Commission Expires: 07.18.16
Notary' Seal (if on paper)

