Davidson County DEEDQC
Recvd: 04/25/16 11:12 4 pgs
Fees:22.00 Taxes:0.00
20160425-0039846

**Commitment Number:** 1602086

**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:**
Melissa Kiehn, 274 Prior Road, Clayville, New York 13322

**Property Appraisal (Tax/APN) Parcel Identification Number:** 061 14 0 072.00

# 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.

**MELISSA RIBAS now known as MELISSA KIEHN,** a married woman, hereinafter Grantor, of Oneida County, New York, without consideration paid, grants and quitclaims to **MELISSA KIEHN**, a married woman, hereinafter Grantee, whose tax mailing address is 274 Prior Road, Clayville, New York 13322, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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

BEING LOT NUMBER TWENTY-FIVE (25) ON THE PLAN OF LOCUST GROVE ESTATES, OF RECORD IN PLAT BOOK 1424, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 1048 HORSESHOE DRIVE, NASHVILLE, TENNESSEE 37216

PARCEL NUMBER: 061 14 0 072.00

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: 20070501-0051812

**WALTER JOHN KIEHN**, spouse of Grantor **MELISSA RIBAS now known as MELISSA KIEHN,** is signing solely for the purpose of releasing dower herein.

Executed by the undersigned on April 15, 2016:

Walter John Kiehn

**WALTER JOHN KIEHN**

Melissa Ribas nka Melissa Kiehn

**MELISSA RIBAS**
**now known as MELISSA KIEHN**

STATE OF ~~TENNESSEE~~ NY
COUNTY OF Chenango

The foregoing instrument was acknowledged before me on April 15, 2016, by **WALTER JOHN KIEHN and MELISSA RIBAS now known as MELISSA KIEHN**, husband and wife, who are personally known to me or have produced N.Y. 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.

Kathleen S. DelPlato

**NOTARY PUBLIC**
Kathleen S. DelPlato

KATHLEEN S DELPLATO
Notary Public - State of New York
NO. 01DE5027541
Qualified In Otsego County
My Commission Expires May 9, 2018

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 April 15, 2016:

Walter John Kiehn Walter John Kiehn
**AFFIANT**

Melissa Ribas NKA Melissa Kiehn Melissa Ribas NKA Melissa Kiehn.
**PRINT NAME**

STATE OF NY
COUNTY OF Chenango

The foregoing instrument was acknowledged before me on April 15, 2016, by Walter John Kiehn & Melissa Ribas NKA Melissa Kiehn, who is personally known to me or has produced NYS Drivers License 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.

KATHLEEN S DELPLATO
Notary Public - State of New York
NO. 01DE5027541
Qualified in Otsego County
My Commission Expires May 9, 2018

Kathleen S DelPlato
**NOTARY PUBLIC**
Kathleen S DelPlato

## TRUE COPY CERTIFICATION

I, **ANGELA L. WARD**, Vice President of TerraTitle, LLC, do hereby make oath that I am the custodian of the original 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
**ANGELA L. WARD**

State of Ohio }
}
County of Montgomery }

Personally appeared before me, **SONJA HARDIN**, a Notary Public for this County and State, **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 PUBLIC** Comm. exp. 7/18/16

NOTARY PUBLIC STATE OF OHIO