Davidson County DEEDWARR
Recvd: 07/22/16 09:35 4 pgs
Fees:22.00 Taxes:0.00
20160722-0075511

Commitment Number: 1604037

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 300, 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:
Josephine Barnes Scott, 715 South Summerfield Drive, Madison, Tennessee 37115

Property Appraisal (Tax/APN) Parcel Identification Number: 042 06 0 009.00

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.

JOSEPHINE B. SCOTT more correctly known as JOSEPHINE BARNES SCOTT, an unmarried woman, hereinafter Grantor, of Madison County, Tennessee, without consideration paid, grants and quitclaims to **JOSEPHINE BARNES SCOTT**, an unmarried woman, hereinafter Grantee, whose tax mailing address is 715 South Summerfield Drive, Madison, Tennessee 37115, 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 SIXTY-FIVE (65) ON THE PLAN OF SECTION THREE (3), BONNIE BRAE, OF RECORD IN PLAT BOOK 2854, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT SIXTY-FIVE (65) FRONTS 225 FEET ON THE BROKEN WESTERLY MARGIN OF SOUTH SUMMERFIELD DRIVE AND EXTENDS BACK 242.4 FEET ON THE NORTHERLY LINE AND 259.9 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 48.07 FEET THEREON. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 715 SOUTH SUMMERFIELD DRIVE, MADISON, TENNESSEE 37115

PARCEL NUMBER: 042 06 0 009.00

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: Book 11630, Page 887, and rerecorded in Instrument 20040405-0038101

Executed by the undersigned on July 15, 2016:

Josephine Barnes Scott

JOSEPHINE B. SCOTT
more correctly known as
JOSEPHINE BARNES SCOTT

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 15, 2016, by **JOSEPHINE B. SCOTT more correctly known as JOSEPHINE BARNES SCOTT**, an unmarried woman, who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
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 July 15, 2016:

Josephine Barnes Scott
AFFIANT

Josephine Barnes Scott
PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 15, 2016, by Josephine Barnes Scott, who is personally known to me or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
NOTARY PUBLIC

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 VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me on ~~June~~ July 15, 2016, by **ANGELA L. WARD**, Vice President of TerraTitle, LLC, who is personally known to me, and the aforementioned person further acknowledges that her signature is her free and voluntary act for the purposes set forth in this instrument.

Amber C Scott

AMBER C. SCOTT
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

AMBER C. SCOTT, Notary Public
In and for the State of Ohio
My Commission Expires July 18, 2021