Davidson County DEEDQC
Recvd: 01/19/17 14:49 4 pgs
Fees:22.00 Taxes:0.00
20170119-0006161

Commitment Number: 1609065

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:
Phyllis Dunaway, 733 Evergreen Trail, Madison, Tennessee 37115

Property Appraisal (Tax/APN) Parcel Identification Number: 06204000700

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.

PHYLLIS R. DUNAWAY more correctly known as PHYLLIS DUNAWAY, an unmarried woman, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **PHYLLIS DUNAWAY,** an unmarried woman, hereinafter Grantee, whose tax mailing address is 733 Evergreen Trail, Madison, Tennessee 37115, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING LOT NUMBER SIXTY-NINE (69) ON THE MAP OF MARLIN MEADOWS, SECTION FOUR, OF RECORD IN BOOK 2133, PAGE 66 & 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 733 EVERGREEN TRAIL, MADISON, TENNESSEE 37115

PARCEL NUMBER: 06204000700

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: 20020411-0044779

Executed by the undersigned on December 23, 2016:

Phyllis R. Dunaway more correctly known as
Phyllis Dunaway

PHYLLIS R. DUNAWAY
more correctly known as
PHYLLIS DUNAWAY

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 23, 2016, by **PHYLLIS R. DUNAWAY more correctly known as PHYLLIS DUNAWAY,** an unmarried woman, who is personally known to me or has produced a TN DL 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.

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Barbara Collins
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 December 23, 2016:

Phyllis Dunaway

AFFIANT

Phyllis Dunaway

PRINT NAME

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 23, 2016, by Phyllis Dunaway, who is personally known to me or has produced a TN DL 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.

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Barbara Collins

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 VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me on January 19, 2017, 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.

BRIAN P. BAYLESS
NOTARY PUBLIC
COMMISSION EXPIRES MARCH 29, 2017

NOTARY PUBLIC STATE OF OHIO

BRIAN P. BAYLESS, Notary Public
In and for the State of Ohio
My Commission Expires Mar. 29, 2017