Karen Y Johnson Davidson County
Batch# 180163 DEEDQC
01/03/2019 01:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190103-0000795

Commitment Number: 1812007

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:
Barry L. Molasy and Sandra K. Molasy, 438 Westboro Drive, Nashville, Tennessee 32709

Derivation: 20070727-0089395

Property Appraisal (Tax/APN) Parcel Identification Number: 091 13 0 182.00

CORRECTIVE DEED

This Deed is being executed and recorded for the purpose of correcting the Grantees' names 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.

BARRY I. MOLASY more correctly known as BARRY L. MOLASY and SANDRA K. MOLASY, husband and wife, hereinafter Grantors, of Davidson County, Tennessee, without consideration paid, grant and quitclaim to **BARRY L. MOLASY and SANDRA K. MOLASY,** husband and wife, hereinafter Grantees, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, whose tax mailing address is 438 Westboro Drive, Nashville, Tennessee 32709, 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 EIGHTEEN (18), ON THE PLAN OF SECTION ONE (1), WESTBORO SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 438 WESTBORO DRIVE, NASHVILLE, TENNESSEE 32709

PARCEL NUMBER: 091 13 0 182.00

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: 20070727-0089395

Executed by the undersigned on December 28, 2018:

Barry I. Molasy more correctly known as Barry L. Molasy

BARRY I. MOLASY
more correctly known as
BARRY L. MOLASY

Sandra K. Molasy

SANDRA K. MOLASY

STATE OF TENNESSEE }
}
COUNTY OF Davidson }

The foregoing instrument was acknowledged before me on December 28, 2018, by **BARRY I. MOLASY more correctly known as BARRY L. MOLASY and SANDRA K. MOLASY,** husband and wife, who are personally known to me or have produced Drivers Licenses 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 December 28, 2018:

Barry L. Molasy
AFFIANT

BARRY L. MOLASY
PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 28, 2018, by Barry L. Molasy, who is personally known to me or has produced Driver's 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.

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

Dotty Harper
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, **PAULA STACY, NOTARY PUBLIC**, on ~~July~~ Dec. 28, 2018, 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.

PAULA STACY
NOTARY PUBLIC
COMMISSION EXPIRES FEBRUARY 14, 2021

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/14/2021