AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190043193LD

Karen Johnson Davidson County
Batch# 277678 DEEDQC
08/29/2019 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190829-0087332

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 126 16 0A 512.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 22nd day of August, 2019, by and between **Cory Michael Rossmann, who erroneously acquired title as Cory Michael Rossman, an unmarried man,** a mailing address of 7229 Riverfront Dr, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Cory Michael Rossmann, an unmarried man**, a mailing address of 7229 Riverfront Dr, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 7229 Riverfront Dr, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20180313-0023360, recorded on 03/13/2018 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cory Richard Rossmann

Cory Michael Rossmann, who erroneously acquired title as Cory Michael Rossman

STATE OF OH
COUNTY OF Clermont

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Cory Michael Rossmann, who erroneously acquired title as Cory Michael Rossman**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Cincinnati, Ohio, this 22nd day of August, 2019.

Robert Dunbar

Notary Public Robert Dunbar
My Commission expires: 6/1/2024

ROBERT DUNBAR, NOTARY PUBLIC
MY COMM. EXP. 06-01-24
STATE OF OHIO

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

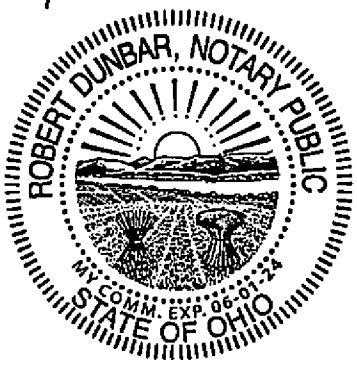
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Cory Michael Rossmann
Affiant

STATE OF OH
COUNTY OF Clermont

Sworn to before me this 22nd day of August, 2019.

Robert Dunbar
Notary Public Robert Dunbar
My Commission Expires: 6/1/2024



Name and address for person(s) responsible for taxes:

Cory Michael Rossmann
7229 Riverfront Dr
Nashville, TN 37221

Name and address of property owner:

Cory Michael Rossmann
7229 Riverfront Dr
Nashville, TN 37221

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 287, RIVERWALK, PHASE 3C, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050706-0077607 AND SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED AT INSTRUMENT NOS. 20060104-0001187 AND 20070330-0038464, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PARCEL CONVEYED TO CORY MICHAEL ROSSMAN FROM RONALD J. BIERNACKI AND ELIZABETH A. BIERNACKI, BY VIRTUE OF A DEED DATED 3/9/2018, RECORDED 3/13/2018, IN DEED BOOK 4511, PAGE 787, AS INSTRUMENT NO. 20180313-0023360 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 126 16 0A 512.00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022