20CD-787

Return to:
Title South, Inc.
Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 540058 DEEDQC
12/22/2020 11:38:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201222-0152112

PREPARED BY AND RETURN TO:
M. Todd Jackson, Atty
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler Glenn Cobb & Michelle Heather Balaklaw Cobb 3321 Lealand Lane Nashville, TN 37204	New Owner
TAX MAP - PARCEL NUMBER: 11809026200	

Corrective Quitclaim Deed

This Corrective Quitclaim Deed is being recorded to correct and replace in its entirety that Quitclaim Deed recorded November 25, 2020, in Instrument No. 20201125-0138312, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, **Tyler Cobb and Michelle Balaklaw,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Tyler Glenn Cobb & Michelle Heather Balaklaw Cobb, husband and wife,** their heirs and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-B, on the Plan of Zone Lot Division of Lots 1 and 3, Binkley Subdivision, of record in Book 6250, page 967, which amended Book 6200, page 325, Register's Office for said County, to which plan reference is hereby made fore a more complete description.

Being the same property conveyed to Tyler Cobb and Michelle Balaklaw, as Tenants in Common with rights of survivorship, by Warranty Deed, from Wesley K. Hartig and Allison L. Hartig, husband and wife, dated July 27, 2016, recorded August 3, 2016, of record in Instrument No. 20160803-0079943, Register's Office for Davidson County, Tennessee.

Michelle Balaklaw is now known as Michelle Heather Balaklaw Cobb by marriage to Tyler Glenn Cobb.

This property commonly known as: 3321 Lealand Lane, Nashville, TN 37204

WITNESS MY HAND on this the 12 day of December, 2020.

Tyler Cobb

Michelle Heather Balaklaw Cobb

Michelle Heather Balaklaw Cobb (f/k/a Michelle Balaklaw)

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Tyler Cobb, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12 day of December, 2020.

My commission expires:

Notary Public (Seal)

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Michelle Heather Balaklaw Cobb (f/k/a Michelle Balaklaw), with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12 day of December, 2020.

My commission expires:

Notary Public (Seal)

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12 day of December, 2020.

Leslie M Collum
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 12 day of December, 2020.

My commission expires:

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public (Seal)