PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/10/08 11:37 2 pgs
Fees:12.00 Taxes:0.00
20080710-0070944

FROM: **PATRICK J. YANCEY AND WIFE, PAMELA M. YANCEY**

TO: **BEAZER HOMES CORP.**
**1018 ELM HILL PIKE**
**NASHVILLE, TN 37210**

| Name and Address of New Owner | Name and Address of Persons or of Entity Responsible for Payment of Property Taxes | Map – Parcel Number(s) |
|---|---|---|
| **BEAZER HOMES CORP.**<br>**1018 ELM HILL PIKE**<br>**NASHVILLE, TN 37210** | **SAME** | **176-1-B-40CO** |

**KNOW ALL MEN BY THESE PRESENTS** that **Patrick J. Yancey and wife, Pamela M. Yancey**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim his/her/their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, unto Beazer Homes Corp. its successors and assigns, said land being described as follows:

LAND in Davidson County, Tennessee, being Lot 118 on the Plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick J. Yancey and wife, Pamela M. Yancey by deed from Beazer Homes Corp., recorded as Instrument No. 20060711-0083363, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Maxwell Place, Antioch, TN 37013.

The purpose for this Quitclaim Deed is to correct an inadvertent scrivener's error that occurred in the Warranty Deed recorded as Instrument No. 20060711-0083363. The description in that deed recited that Lot 118 on the Plan of Maxwell Place P.U.D. of record in Instrument 20060418-0042714 said Register's Office was being conveyed to the Yanceys. The correct lot number that was actually conveyed was Lot 116. Although a Scrivener's Affidavit correcting this error was recorded previously as Instrument No. 20070124-0009547 on January 24, 2007, this Quitclaim Deed is intended to re-establish title to Lot 118 in Beazer Homes Corp.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURE PAGE IMMEDIATELY FOLLOWS]***

WITNESS my hand this 20th day of June, 2008.

Patrick J. Yancey

Pamela M. Yancey

**STATE OF CALIFORNIA** §
**COUNTY OF ~~SAN BERNARDINO~~** SAN DIEGO §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Patrick J. Yancey and wife, Pamela M. Yancey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2008.

Notary Public

December 18th, 2010
Commission Expiration Date

F. Y. Arango
Printed Name of Notary

F. Y. ARANGO
Commission # 1711741
Notary Public - California
San Diego County
My Comm. Expires Dec 18, 2010

**AFFIDAVIT OF VALUE**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

The actual consideration or value for this transfer of this interest is $ -0- .

Michael J. Philbin, Affiant

Subscribed and sworn to before me this 23rd day of June, 2008.

Commission Expires: 7-19-08

Notary Public

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.