Prepared by:
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260 Cumberland Bend
Nashville, TN 37228
615-726-0900

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

_____
AFFIANT

Subscribed and sworn to before me, this _____ day of _____, 2008.

_____
NOTARY PUBLIC
My commission expires:
_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Po S. Cheng, **Affiant**
Subscribed and sworn before me this the
12 **Day of** Feb., 2014.
Abby Cutt, **Deputy Register**

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Po S. Cheng 713 Ansley Court Antioch, TN	Same	Map/Parcel 175-01-116.00

QUITCLAIM DEED

WHEREAS, **Po S. Cheng,** ("Grantor") and **Carrie M. Cheng** ("Grantee") were married as husband and wife and husband owned a certain tract of land in Davidson County, Tennessee described herein below:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Ashford Crossing, Section Four of record in Book 9700, page 912, 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 Marcello Togneri, an unmarried man by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument Number 2001005-0098998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have

BILL GARRETT, Davidson County
Trans:T20140010307 DEEDQC
Recvd: 02/12/14 15:38 3 pgs
Fees:17.00 Taxes:0.00
20140212-0012618

been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Asheford Crossing Homeowner's Association in Book 9651, page 925, said Registers' Office; all mattes on Plan of record in Plat Book 9700, page 912, said Registers' Office; Declaration of Covenants, Conditions and Restrictions of Asheford Crossing of record in Book 9651, page 903, amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, and Book 10640, page 941, said Register's Office; Easement for Power Line in Book 1224, page 257, Charter of Asheford Crossing Homeowners Association of record in Book 9651, page 895, said Register's Office.

Being the same property conveyed to Po S. Cheng and wife, Carrie Cheng from Marcello Togneri, a single person, of record in Instrument 200220809-0096317, Register's Office for Davidson County, Tennessee.

This is improved (____) Unimproved (____) property, known as 713 Ansley Court, Antioch, Tennessee 37013.

WHEREAS, pursuant to the Divorce Decree dated, _____, entered by the Court in Carrie M. Cheng v. Po S. Cheng, Circuit Court for the State of Tennessee, Davidson County, Case No. 03D-629 Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to convey all of her right, title and interest in and to the tract of land described herein below.

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Ashford Crossing, Section Four of record in Book 9700, page 912, 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 Marcello Togneri, an unmarried man by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument Number 2001005-0098998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Asheford Crossing Homeowner's Association in Book 9651, page 925, said Registers' Office; all mattes on Plan of record in Plat Book 9700, page 912, said Registers' Office; Declaration of Covenants, Conditions and Restrictions of Asheford Crossing of record in Book 9651, page 903, amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, and Book 10640, page 941, said Register's Office; Easement for Power Line in Book 1224, page 257, Charter of Asheford Crossing Homeowners Association of record in Book 9651, page 895, said Register's Office.

Being the same property conveyed to Po S. Cheng and wife, Carrie Cheng from Marcello Togneri, a single person, of record in Instrument 20020809-0096317, Register's Office for Davidson County, Tennessee.

This is improved (____) Unimproved (____) property, known as 713 Ansley Court, Antioch, Tennessee 37013.

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

WITNESS my hand this 28 day of May, 2008.

C. M. Cheng
Carrie M. Cheng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie M. Cheng, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of May, 2008.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:
3/21/09

My Commission Expires MAR. 21, 2009