BILL GARRETT, Davidson County
Trans:T20150067530 AFFIDAVIT
Recvd: 08/12/15 15:30 4 pgs
Fees:12.00 Taxes:0.00
20150812-0080867

SCRIVENER'S AFFIDAVIT

Property Address: 713 Ansley Court
Antioch, Tennessee
Deed Reference: Instrument Number 20140212-0012618

I Worrick G. Robinson, IV, of Robinson, Reagan & Young PLLC, with offices at 446 James Robertson Pkwy., Suite 200, Nashville, Tennessee 37219, having personal knowledge of the facts herein stated, under oath depose and say as follows:

1. That the Quitclaim Deed from Po S. Cheng, Grantor, to Carrie M. Cheng, Grantee, conveying that parcel of real estate located at 713 Ansley Court, Antioch, Tennessee and more particularly described on Exhibit A attached hereto and incorporated herein by reference, which deed was recorded in Instrument No. 20140212-0012618 on February 12, 2014, at 15:38 P..M., in the Land Evidence Records of Nashville of Davidson County, Tennessee contains a typographical error in the first paragraph on the first page relating to grantor/grantee. In order to correct said error, said first paragraph should read as follows:

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

2. The Quitclaim Deed should identify Carrie M. Cheng (Wife) as the "Grantor" and Po S. Cheng (Husband) as the "Grantee" as is correctly stated in their Final Decree of Divorce and as referenced in the Quitclaim Deed.

Signed under the penalties of perjury this 4th day of AUGUST, A.D., 2015.

Worrick G. Robinson, IV

WORRICK G. ROBINSON, IV
615-726-0900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

In Nashville, in said County, on this 4th day of AUGUST, 2015, before me personally appeared the within-named Worrick G. Robinson IV, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him so executed to be his free act and deed.

LENA DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2015

Lena Derrick
Notary Public
Print Name:
my commission expires:

Prepared by:
Worrick G. Robinson, IV
Attorney at Law
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
[redacted]
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 200220809-0096317, 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.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
3/21/09

My Commission Expires MAR. 21, 2009