Karen Johnson
Batch # 1159386
07/17/2024 02:08:08 PM
Fees: $42.00 Taxes: $0.00

Davidson County
AFFIDAVIT
8 pgs

20240717-0053946

This Instrument prepared by:
Vivien Wang, Esq.
Wang Law Group, PLLC
2720 Nolensville Pike, Ste 200A
Nashville, TN 37211

Property Known as: 706 LENA STREET, NASHVILLE, TN 37208
MAP PARCEL NO. 09206054000

The property description is as follows:

Being the same LAND in Davidson County, Tennessee, being the southerly 34.6 feet of lot No. 25 and the northerly 12 feet of lot No. 24 on the Plan of Roth's Subdivision of Lot No. 22, Boyd's McNairy addition of Nashville, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 46.6 feet on the easterly side of 27th avenue north and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed by Jin H. Shen and Xuemei Ge, to Xuemei Ge, by Quitclaim Deed, filed for record on March 26, 2019 in the Instrument 20190326-0027281, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VIVIEN WANG (NOTICE OF FORGED DEED)

COUNTY OF DAVIDSON)
)
STATE OF TENNESSEE)

Vivien Wang, being first duly sworn according to law, makes oath as follows:

1. I am of majority age and otherwise competent to execute this affidavit based upon personal knowledge.

2. I am also a licensed attorney in the State of Tennessee and own a small law office called Wang Law Group, PLLC.

3. I have never had any disciplinary issues against me during my legal practice.

4. In 2019, I prepared a Quit Claim Deed (the "2019 Deed") for Jin H. Shen, who was a client of our law firm at that time.

5. The Instrument Number of the 2019 Deed is 20190326-0027281, which was

recorded in the Register's Office for Davidson County, Tennessee. (*Exhibit 1*)

6. I represented Jin H. Shen for his divorce case styled as *Jin H. Shen v. Xuemei Ge*, Davidson County Circuit Court, Tennessee, Docket# 17D1547 (the "Divorce Case").

7. The 2019 Deed was to comply with the Final Decree of Divorce of the Divorce Case, which ordered the real property located at 706 Lena Street, Nashville, TN 37208 (the "Property") to be conveyed from Jin H. Shen and Xuemei Ge to Xuemei Ge.

8. I was the notary for Jin H. Shen with my signatures and notary stamps appeared in the 2019 Deed along with Jin H. Shen's signatures.

9. At the time when the 2019 Deed was executed, my commission of the notary would expire on 03/07/2023.

10. On July 16, 2024, a person named Erin Dias contacted my law firm inquiring about a Quit Claim Deed that was recorded on 07/11/2024 (the "2024 Deed") with Instrument Number 20240711-0052178, which was emailed by Ms. Dias to my firm after the call. (*Exhibit 2*)

11. The 2024 Deed appeared that the Property was conveyed by Jin H. Shen and Xuemei Ge to Clairesha A. Todd.

12. The 2024 Deed is a forged document.

13. I, or anyone in my law firm, had no prior knowledge of the 2024 Deed until July 16, 2024.

14. I have never met Clairesha A. Todd.

15. I do not know Clairesha A. Todd.

16. I have never provided notary service to Clairesha A. Todd.

17. The 2024 Deed falsely claimed that the Quit Claim Deed was prepared by me.

18. The 2024 Deed forged my signatures.

19. The 2024 Deed forged my notary stamp.

20. The 2024 Deed forged the expiration of my notary stamp.

21. The 2024 Deed was prepared, executed, and recorded without my knowledge, permission, and agreement.

22. I am under a reasonable belief that 2024 Deed was made by copying, pasting and modifying the images from the 2019 Deed.

23. On July 16, 2024, I made a report to the Metro Police Department of Davidson County for Forgery and Identify Theft (Report # 2024-0472068).

24. On July 16, 2024, I informed the Register of Deeds office that the 2024 Deed is a forged document.

25. Only July 16, 2024, I informed Ms. Xuemei Ge's former counsel, Martin Sir, of the 2024 Deed.

26. With this Affidavit, I hereby declare and notify the public that the 2024 Deed is a forged document.

FURTHER AFFIANT SAITH NOT.

Executed this 17th day of July, 2024.

Vivien Wang

Personally appeared before me this 17th Day of July, 2024, the undersigned, a Notary Public of said County and State, **Vivien Wang,** 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.

WEI JOHN WANG STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/08/2028 DAVIDSON COUNTY

Notary Public

My Commissions Expires: _____

EXHIBIT 1

Karen Johnson Davidson County
Batch# 210206 DEEDQC
03/26/2019 01:54:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027281

This Instrument prepared by:
Vivien Wang, Esq.
Wang Law Group, PLLC
2720 Nolensville Pike, Ste 200A
Antioch, TN 37211

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JIN H. SHEN AND XUEMEI GE,** for and in consideration of the sum of One and No/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto to **XUEMEI GE**, all right, title and interest in and to the following described real estate, to wit:

Property Known as: 706 LENA STREET, NASHVILLE, TN 37208
MAP PARCEL NO. 09206054000

The property description is as follows:

Being the same LAND in Davidson County, Tennessee, being the southerly 34.6 feet of lot No. 25 and the northerly 12 feet of lot No. 24 on the Plan of Roth's Subdivision of Lot No. 22, Boyd's McNairy addition of Nashville, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 46.6 feet on the easterly side of 27th avenue north and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed by Max Khazanov to Jin H. Shen, by Quitclaim Deed, filed for record on January 30, 2018 in the Instrument 20180130-0009349, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF we have hereunto set our hands this 26th day of March, 2019.

JIN H. SHEN

XUEMEI GE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **JIN H. SHEN** with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of March, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public

My commission expires:

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ____$0____.

AFFIANT/ JIN H. SHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **AFFIANT/ JIN H. SHEN** with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of March 2019.

Notary Public

My commission expires:

VIVIEN WANG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

The following information is not a part of this Deed:

Property Known as: 706 LENA STREET, NASHVILLE, TN 37208
MAP PARCEL NO. 09206054000

New Owner's Name and Address and Mail Tax Bill to:

XUEMEI GE
2706 OAKLAND AVENUE
NASHVILLE, TN 37212

EXHIBIT 2

This Instrument prepared by:
Vivien Wang, Esq.
Wang Law Group, PLLC
2720 Nolensville Pike, Ste 200A
Antioch, TN 37211

2 pgs

Karen Johnson Davidson County
Batch# 1156702 DEEDQC
07/11/2024 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052176

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JIN H. SHEN AND XUEMEI GE,** for and in consideration of the sum of One and No/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto Clairesha A. Todd, all right, title and interest in and to the following described real estate, to wit:

Property Known as: 706 LENA STREET, NASHVILLE, TN 37208
MAP PARCEL NO. 09206054000

The property description is as follows:

Being the same LAND in Davidson County, Tennessee, being the southerly 34.6 feet of lot No. 25 and the northerly 12 feet of lot No. 24 on the Plan of Roth's Subdivision of Lot No. 22, Boyd's McNairy addition of Nashville, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 46.6 feet on the easterly side of 27th avenue north and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed by Jin H Shen. and XUEMEI Ge to Clairesha A. Todd by Quitclaim Deed, filed for record on January 30, 2020 in the Instrument 20180130-0009349, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF we have hereunto set our hands this 26th day of March, 2020

JIN H. SHEN

XUEMEI GE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Clairesha A. Todd with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of March 2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

Notary Public

My commission expires:
03/07/2026

1

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.

AFFIANT/ JIN H. SHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared AFFIANT/ JIN H. SHEN with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of Mar 2020.

Notary Public

My commission expires: 03/07/2026

VIVIEN WANG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

The following information is not a part of this Deed:

Property Known as: 706 LENA STREET, NASHVILLE, TN 37208 MAP PARCEL NO. 092060540000

New Owner's Name and Address and Mail Tax Bill to:

Clairesha A. Todd
629 Baldwin Court
NASHVILLE, TN 37207

Certificate of Authenticity

I, Vivien Wang, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/26/2020.

Date

Affiant Signature /JIN H. SHEN

03/26/2020
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26 day of March, 2020.

Notary's Signature

My Commission Expires: 03/07/2026

Date

Notary's Seal (if on paper)

