THIS INSTRUMENT PREPARED BY
BRENDON BUTLER
4830 Humber Dr
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1270372 DEEDQC
05/08/2025 08 48 03 AM 3 pgs
Fees $17 00 Taxes $0 00
20250508-0035973

ADDRESS NEW OWNER: LU WU
777 SEINA VISTA DRIVE
MADISON, AL 35758

SEND TAX BILLS TO: NEW OWNER
MAP AND PARCEL: 148-05-0-085.00

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of Lu Wu v Brendon Scott Butler, Docket Number 23D-779, in the Fourth Circuit Court of Davidson County, that and in consideration of the sum of One Hundred Forty Three Thousand Two Hundred Dollars ($143,200 00), the receipt and sufficiency of which is hereby acknowledged,

Brendon Butler, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Lu Wu, Grantee, her heirs, successors and assigns, forever, all right and title and interest in and to the following real estate located in Davidson County, State of Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of 1 Hillbrook, Section 2, as of record in Plat Book 3300, page 12, Register's Office for said County. Said Lot No. 20 fronts 75 feet on the Southerly side of Willow Lane and extends back 172.4 feet on the East line and 151.2 feet on the West line, to a dead line in the rear on which it measures 79.0 feet.

This is the same description of as in the previous deed of record

Being the same property conveyed to BHC LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No 20210525-0070940 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 209 Willow Ln, Nashville, TN 37211
IN TESTIMONY WHEREOF I have executed this instrument

this the 11 day of April, 2025

BRENDON BUTLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

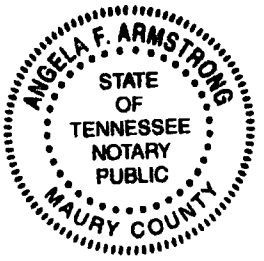
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brendon Buter, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 11 day of April 2025

NOTARY PUBLIC

My Commission Expires Sept 30, 2028

This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA § 67-4-409(a)(3)(E).



WARRANTY DEED

Karen Johnson Davidson County
Batch# 776865 DEEDWARR
12/20/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211220-0167848

Y-SH-21-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lu Wu and Brendon Butler	**Same as New Owner**	
(NAME) **209 Willow Lane**	(NAME) **209 Willow Lane**	**148-05-0-085 00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BHC LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LU WU AND BRENDON BUTLER**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hillbrook, Section 2, as of record in Plat Book 3300, page 12, Register's Office for said County.

Said Lot No 20 fronts 75 feet on the Southerly side of Willow Lane and extends back 172.4 feet on the East line and 151.2 feet on the West line, to a dead line in the rear on which it measures 79.0 feet.

Being the same property conveyed to BHC LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210525-0070940 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3277, Page 482, and amended in Book 3286, Page 375, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Willow Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders