QUITCLAIM DEED

Karen Johnson
Batch # 1373607
01/30/2026 01:11:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260130-0006675

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Bi Hua Wu
Affiant

Subscribed and sworn to me on January 30th, 2026.

NOTARY PUBLIC

My Commission Expires: 08/19/28

KISHORE KUMAR BIRAMGUDAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Qingda Wu, et al. 1117 Wyntergrace Farm Ct Old Hickory, TN 37138	Same as New Owner (s)	064-08-0A-005.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Bi Hua Wu, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim his entire undivided 25% interest unto Qingda Wu as to an undivided 12% interest and Aiyun Wu as to an undivided 13% interest, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, Merritt Downs of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> For derivation purposes, see Instrument No. 20210405-0044305, Register's Office for Davidson County, Tennessee.
>
> The purpose of this deed is to establish the current ownership percentages as follows: Qingda Wu owns an undivided 62% interest, Aiyun Wu owns an undivided 13% interest, and Chen Wang owns an undivided 25% interest.
>
> This is improved property known as 1117 Wyntergrace Farm Court, Old Hickory, TN 37138.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 1/29/26, 2026.

Bi Hua Wu

Bi Hua Wu

STATE OF Tennessee

COUNTY OF Davidson

On Jan 29, 2026, before me personally appeared Bi Hua Wu, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 01 29, 2026.

NOTARY PUBLIC

My Commission Expires: 03/08/2028

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028