QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1373607 DEEDQC
01/30/2026 01:11:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260130-0006676

STATE OF Tennessee, COUNTY OF Montgomery

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

Affiant

Subscribed and sworn to me on 01 30, 2026.

NOTARY PUBLIC

My Commission Expires: 03-21-2029

JAISHON MOULTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY 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 Court Old Hickory, TN 37138	Same as New Owner	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 Qingda 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 an undivided 25% of his entire undivided 62% interest unto Aiyun Wu, hereinafter called **"GRANTEE,"** her successors and assigns, 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 and 20260130-0006675, 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 37% interest, Aiyun Wu owns an undivided 38% interest, and Chen Wang owns an undivided 25% interest.

This is improved property known as 1117 Wyntergrace 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 01 30, 2026.

Qingda Wu

STATE OF Tennessee

COUNTY OF Montgomery

On 01 30, 2026, before me personally appeared Qingda 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 1 30, 2026.

NOTARY PUBLIC

My Commission Expires: 03-21-2029

JAISHON MOULTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY