Karen Johnson Davidson County
Batch # 1404676 DEEDQC
04/13/2026 09:57:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260413-0029691

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-07-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 15th day of January 2026.

Notary public

My commission Expires: October 7, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Luc Van Kaer and Lan Wu Living Trust 2619A Ashwood Ave. Nashville, TN 37212	Luc Van Kaer and Lan Wu Living Trust 2619A Ashwood Ave. Nashville, TN 37212	104-15-0-C 001.00CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Lan Wu and husband, Luc Van Kaer, do hereby quitclaim, transfer and convey unto Luc Van Kaer and Lan Wu, as Trustees of Luc Van Kaer and Lan Wu Living Trust dated January 15, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Land in Davidson County, Tennessee, being Unit No. A of Ashwood Avenue Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 7999, Page 195, (as amended in Book 8563, Page 473), Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the Plat of Ashwood Avenue Condominiums as set forth in Exhibit C of said Master Deed for a mor complete identification and description of such Unit. Said Ashwood Avenue Condominiums

comprise Lot No. 44 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office.

Being the same property conveyed to Lan Wu and husband, Luc Van Kaer, from Laura S. Reynolds and husband, Jared S. Reynolds, by Warranty Deed, dated June 23, 2008, and recorded on June 26, 2008, as Document No. 20080626-0065842, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2619A Ashwood Avenue, Nashville, Tennessee 37212

Witness my hand this 15th day of January, 2026.

Lan Wu, Grantor

Luc Van Kaer, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Luc Van Kaer and Lan Wu, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, January 15, 2026.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

Madelyn Stampley, Notary Public
My commission expires: October 7, 2029