Karen Johnson
Batch # 1404676
04/13/2026 09:57:10 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260413-0029692

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-C-002

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, Luc Van Kaer and Lan Wu, do hereby quitclaim, transfer and convey unto Luc Van Laer 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 as "Exhibit A".

Being the same property conveyed to Luc Van Kaer and Lan Wu, unmarried, from Merdith Allen Stewart DeVoursney, married, by Warranty Deed, dated March 15, 1996, and recorded on March 19, 1996, in Book 9982, Pages 951-954, 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: 2619B Ashwood Avenue, Nashville, Tennessee 37212

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

Lan Wu, Grantor

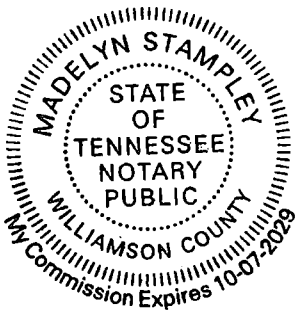
Luc Van Kaer, Grantor

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, Notary Public
My commission expires: October 7, 2029

EXHIBIT A

A condominium Apartment in Davidson County, Tennessee, being Unit No. B of Ashwood Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C to the Master Deed of record in Book 7999, page 195, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interests in the general and limited common elements of the Condominium.