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After recording, return document
and send future tax statements to:
Luc Van Kaer and Lan Wu Living Trust
2619 Ashwood Avenue
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1413948 DEEDQC
05/01/2026 08:48:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260501-0038675

This instrument prepared by:
Luc Van Kaer
2619 Ashwood Avenue
Nashville, TN 37212

QUITCLAIM DEED
Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 30th day of April, 2026 between the grantor,

Luc Van Kaer and Lan Wu, a married couple, as tenants of entirety, of
2619 Ashwood Avenue
Nashville, TN 37212

and the grantee,

Luc Van Kaer and Lan Wu, as the Trustees of the Luc Van Kaer and Lan Wu Living Trust, a revocable living trust established January 15, 2026, of
2619 Ashwood Avenue
Nashville, TN 37212

WITNESSETH, that in consideration of the sum of $0 in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit No. B-14, on the condominium site plan of Villager West Condominiums, of record in Book 5210, Page 174, and as established under Master Deed of record in Book 5452, Page 419, in the Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Villager West Condominiums, a horizontal property regime. This conveyance is subject to the Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, and the by-laws of record in Book 5452, page 460, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luc Van Kaer and Lan Wu, husband and wife, by Deed dated December 23, 2015, from Christopher F. Cummings, married, and recorded December 23, 2015 as Instrument No. 20151223-0129330 in the Register's Office for Davidson County, Tennessee.

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Exempt: Section 67-4-409(a)(3)(F): This is a quitclaim deed to transfer real estate to a revocable living trust by the trustees of the trust; pursuant to Tennessee Code Section 67-4-409(a)(3)(F) no transfer tax is due.

Map ID: 104-11-0A
Parcel ID: 030.00-CO

Commonly known as: 2134 Fairfax Avenue, #B14, Nashville, Tennessee 37212.

THIS CONVEYANCE is made subject to: (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements on record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: _____
Print name: Luc Van Kaer
Capacity: Grantor

Signature: _____
Print name: Lan Wu
Capacity: Grantor

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Luc Van Kaer and Lan Wu, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Signature: _____
Print name: Phoenix
Title: Notary
My commission expires: 5/8/2029

PHOENIX
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-08-2029
DAVIDSON COUNTY

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OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We hereby swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer is $0.

Signature

Luc Van Kaer

Print name

Signature

Lan Wu

Print name

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2026.

Signature: _____

Print name: Phoenix

Title: Notary

My commission expires: 5/8/2029

PHOENIX
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-08-2029
DAVIDSON COUNTY