THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson
Batch # 1167567
08/12/2024 03:20:48 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240812-0060726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Brandon Patrick Bourque
BRANDON PATRICK BOURQUE, AFFIANT

Subscribed and sworn to before me, this 15 day of July 2024.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ASPEN SUNSHINE BOURQUE 1213 Beech Hollow Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 180 02 0A 097.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Brandon Patrick Bourque and Aspen Sunshine Bourque, Co-Trustees ("Trustee") of the BANC Joint Revocable Trust, created May 10, 2019, ("Trust") do hereby quitclaim, transfer and convey unto Aspen Sunshine Bourque, her successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1213 Beech Hollow Drive, Nashville, TN 37211, and more particularly described as follows:

Being Lot No. 56, Section Two, the Ridge at Stone Creek Park Subdivision, as shown on plat of record in Instrument Number 200601200007577, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Brandon Patrick Bourque and Aspen Sunshine Bourque, Co-Trustees of the BANC Joint Revocable Trust, created May 10, 2019, from Brandon Patrick Bourque and Aspen Sunshine Bourque by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20201020-0122052.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 6th day of August 2024.

Brandon Patrick Bourque
Brandon Patrick Bourque, Co-Trustee of the BANC Joint Revocable Trust

Aspen Sunshine Bourque
Aspen Sunshine Bourque, Co-Trustee of the BANC Joint Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Brandon Patrick Bourque, Co-Trustee of the BANC Joint Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June 2024.

Jessica Ann Quegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN QUEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Aspen Sunshine Bourque, Co-Trustee of the BANC Joint Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of August 2024.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027