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

Karen Johnson
Batch # 1173552
08/23/2024 02:51:56 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240823-0065015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Aspen Sunshine Bourque
ASPEN SUNSHINE BOURQUE, AFFIANT

Subscribed and sworn to before me, this 20th 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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ASPEN SUNSHINE BOURQUE, TRUSTEE 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, I, Aspen Sunshine Bourque, ("Grantor") do hereby quitclaim, transfer and convey unto Aspen Sunshine Bourque, Trustee of the Aspen Sunshine Bourque Revocable Living Trust, created June 5, 2024, its successors and assigns, all of my 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 Aspen Sunshine Bourque from Brandon Patrick Bourque and Aspen Sunshine Bourque, Co-Trustees of the BANC Joint Revocable Trust, created May 10, 2019, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240812-0060724

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, Grantor has executed this instrument on this the 20th day of August 2024.

Aspen Sunshine Bourque
Aspen Sunshine Bourque, Grantor

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, the Grantor**, 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 20th 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 COMMISSION EXPIRES JANUARY 4, 2027