Karen Johnson
Batch # 1378356
02/09/2026 02:27:52 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260209-0009557

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

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $10.00

Brandon P. Bourque
BRANDON PATRICK BOURQUE, AFFIANT

Subscribed and sworn to before me, this 2 day of February 2026.

J. B. F
NOTARY PUBLIC

My Commission Expires: 5-8-2029

JAMES B. FISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BRANDON PATRICK BOURQUE, TRUSTEE 8136 Warbler Way Brentwood, Tennessee 37027	New Owner	Map and Parcel No.: 181-11-0D-071.00-CO

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, **Brandon Patrick Bourque, single man,** ("Grantor") do hereby quitclaim, transfer and convey unto **Brandon Patrick Bourque, Trustee of the PHD Revocable Living Trust, dated February 29, 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 8136 Warbler Way, Brentwood, Tennessee 37027, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Final Plat, The Hill Property, Phase 2, of record in Plat at Instrument No. 20221102-0118518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Patrick Bourque, single man, from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20240917-0071807.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20221102-0118518, Register's Office for Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Autumn View of record in Instrument Number 20171120-0119163, and as supplemented by the First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property), of record in Instrument No. 20191018-0106855, and First Supplement as corrected by the Scrivener's Affidavit of record in Instrument No. 20191030-0111535, and as supplemented by the Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property), of record in Instrument No. 20200722-0080431, as supplemented by the Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property), of record in Instrument No. 20210727-0100923, as supplemented by the Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property), of record in Instrument No. 20211221-0168357, Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 2 Hill Property), of record in Instrument No. 20221109-0120350, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Charter of Autumn View Homeowners Association, Inc. of record in Instrument Number 20171120-0119162, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210507-0061528, in the Register's Office for Davidson County, Tennessee.
5. Grant of Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 conveyance is subject to any and all existing easements and restrictions as shown of record.

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 2 day of February 2026.

Brandon P. Bourque

Brandon Patrick 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 **Brandon Patrick Bourque**, the Grantor, 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 2 day of February 2026.

James B. Fish

Notary Public

My Commission Expires: 5-8-2029

