Karen Johnson Davidson County
Batch # 1440623 DEEDQC
06/30/2026 01:46:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260630-0059123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Debbie Ann Bourgoin
John M Bourgoin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE BOURGOIN FAMILY REVOCABLE LIVING TRUST	**SAME**	**128 10 0 149.00**
(NAME) **226 Colt Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **John M. Bourgoin and wife, Debbie Bourgoin,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **John Marshall Bourgoin and Debbie Ann Bourgoin, Trustees of THE BOURGOIN FAMILY REVOCABLE LIVING TRUST, dtd 06/25/2026,** established by **The Trust Agreement of THE BOURGOIN FAMILY REVOCABLE LIVING TRUST, dtd 06/25/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Stacy Square Section 4, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.

Said Lot 146 fronts 65 feet on the southeasterly side of Colt Drive and extends back 174.6 feet on the northeasterly line and 166.7 feet on the southwesterly line to a dead line in the rear measuring 67.58 feet thereon.

Being the same property conveyed to Steven E. Burger and wife, Debby C. Burger by deed from Don Riley Lamb and wife, Joann Elizabeth Lamb of record in Book 4958, page 966, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John M. Bourgoin and wife, Debbie Bourgoin, from Steven E. Burger and wife, Debby C. Burger, by Warranty Deed dated April 12, 1978, of record in Book 5274, Page 452, Register's Office for Davidson County, Tennessee.

The said John M. Bourgoin and John Marshall Bourgoin are one in the same person for purposes of this transaction and further, the said Debbie Bourgoin and Debbie Ann Bourgoin are one in the same person for purposes of this transaction

This conveyance is 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, together with any modifications and amendments thereto.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **226 Colt Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 25th day of June, 2026.

John M. Bourgoin

John M. Bourgoin

Debbie Bourgoin

Debbie Bourgoin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Bourgoin** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 25th day of June, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debbie Bourgoin** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 25th day of June, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public