Karen Johnson Davidson County
Batch# 1459256 DEEDQC
08/13/2026 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075279

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Robert A. Bourquin, Trustee Robert A. Bourquin Revocable Living Trust 1307 Ordway Place Nashville, TN 37206	New Owner	08309002400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert A. Bourquin**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Robert A. Bourquin, Trustee, Rob Bourquin Trust dated August 11, 2026** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of F.O. Beazley's Subdivision of Block "C" in the Douglas Place of record in Plan Book 2, Page 66, Chancery Court at Nashville. Said Lot No. 28 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to **Robert A. Bourquin**, by Warranty Deed dated October 15, 2002, from **Caroline Day Mirshamsi and husband, Amir S. Mirshamsi**, recorded in Instrument No. 20021104-0134579, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1307 Ordway Place, Nashville, TN 37206.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this 11th day of August 2026.

Robert A. Bourquin

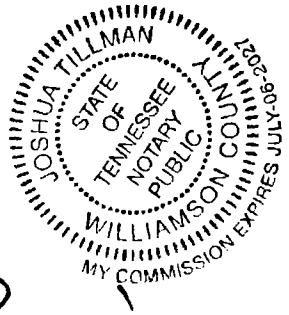
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert A. Bourquin**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August 2026.

Notary Public

My Commission Expires:
7/6/27



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 11th day of August 2026.

Notary Public

My Commission Expires:
7/6/27



Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 11, 2026.

Affiant Signature

August 11, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of August 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028