Karen Johnson
Batch # 1360317
12/19/2025 03:02:36 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251219-0101141

ADDRESS OF CO-OWNER:
Adam Hathcock
1210B Ireland St
Nashville, TN 37208-3312

INSTRUMENT PREPARED BY:
Adam Hathcock, Attorney-In-Fact for
David Hathcock
1210B IRELAND ST.
NASHVILLE, TN 37208

SEND TAX BILL TO:
Newrez LLC dba
Shellpoint Mortgage Servicing
P.O. Box 10826
Greenville SC 29603

MAP/PARCEL:
092040O00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and 0/100 DOLLARS ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David Hathcock,** a single man, of 1210 Ireland St, Unit B, Nashville, TN 37208, (the "Grantor"), do hereby remise, release, and convey, as well as quitclaim, unto **Adam Hathcock,** a single man, as tenants in common, (the "Grantee"), the heirs, beneficiaries and assigns, forever, a one-half (50%) interest in and to that certain parcel of real estate located in the county of Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B of 1210 Ireland Street Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-10 I, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1210 Ireland Street Townhomes of record in Instrument No. 20200 I 03-0000835, as amended in Instrument No. 20200116-0005908, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1210 Ireland Street Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20200103-0000835, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to David Hathcock, a single man, and Gideon Richardson, a single man, by Warranty Deed from WBBJ LLC, a Delaware Limited Liability Company, dated 9/9/2024 and recorded 9/11/2024 in Instrument No. 20240911-0070177, in the Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20200103-0000835, Register's Office of Davidson County, Tennessee and further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1210 Ireland St, Unit B, Nashville, Tennessee 37208.

This deed shall be held between the parties to the deed, Gideon Richardson and the Grantee, Adam Hathcock, as tenants-in-common. The conveyance is intended by the parties to be effective as of January 1st, 2025.

IN WITNESS WHEREOF the Grantor has executed this instrument this 19 day of DECEMBER, 2025 and Grantor and the Grantor swears that the actual consideration value, whichever is greater, for this transfer is $1.00.

WITNESS my hand this 19TH day of DECEMBER, 2025.

David J. Hathcock,
by Adam Hathcock, his Attorney-in-Fact

STATE OF TENNESSEE,
COUNTY OF DAVIDSON
Before me, Cheneria Goodloe, the undersigned Notary Public in and for said County and State, personally appeared ADAM HATHCOCK with whom I am personally acquainted, (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of December 2025.

Cheneria Goodloe
Notary Public
My Commission Expires 05/08/2029

CHENERIA GOODLOE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Ø
, Affiant
Subscribed and sworn before me this the
19 Day of December, 2025.
J Rivera, Deputy Register