ADDRESS OF CO-OWNER:
Samuel Barnhill
1052 Rev Dr. Enoch Jones Blvd
Nashville, TN 37208

SEND TAX BILL TO:
Summit Funding, Inc.
2241 Harvard St, Ste 200
Sacramento, CA 958156

MAP/PARCEL:
081-16-0K-006.00

INSTRUMENT PREPARED BY:
Adam Hathcock, Attorney-In-Fact for
Gideon Richardson
1210 IRELAND ST, UNIT B
NASHVILLE, TN 37208

Karen Johnson Davidson County
Batch # 1363217 DEEDQC
12/30/2025 04:25:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251230-0103988

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero and 0/100 DOLLARS ($0.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gideon Richardson,** a single man, of 1052 Rev Dr Enoch Jones Blvd, Nashville, TN 37208, (the "Grantor"), do hereby remise, release, and convey, as well as quitclaim, unto **Samuel Barnhill,** a single man, (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:

Being all of Unit No. 6, BUENA VISTA TOWNS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Buena Vista Towns of record in Instrument No. 20160802-0079445, Register's Office of 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 Buena Vista Towns, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160802-0079445, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Gideon Richardson from Gideon Richardson and Autumn Richardson, husband and wife, by Warranty Deed dated May 6th, 2020, of record in Instrument No. 20200506-0047203, Register's Office of Davidson County, Tennessee.

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The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20160802-0079445, Register's Office of Davidson County, Tennessee.

The captioned property is 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 1052 Rev Dr. Enoch Jones Blvd, Nashville, Tennessee 37208.

This deed shall be held between the parties to the deed, Samuel Barnhill and the Grantor, as tenants-in-common, effective date January 1, 2025.

IN WITNESS WHEREOF the Grantor has executed this instrument this 30TH day of DECEMBER, 2025, and the Grantor swears that the actual consideration value, whichever is greater, for this transfer is $0.00.

WITNESS my hand this 30th day of December, 2025.

Gideon Richardson, by Adam Hathcock
Attorney-in-Fact for Gideon Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
ADAM HATHCOCK Affiant
Subscribed and sworn before me this the
30 Day of December, 2025.
J-Rivera, Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eloni Cooper 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 30th day of December 2025.

Glen Cooper
Notary Public
My Commission Expires 09/03/29

ELONI COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

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