Karen Johnson Davidson County
Batch# 1406080 DEEDQC
04/16/2026 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260416-0031137

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH GRACHALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David N. Salam and Quincy L. Salam	**Newrez, LLC**	093-13-0S-001.00-CO
(NAME) **1210 A Hawkins Street**	(NAME) P.O. 10826, Greenville, SC 29603	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR NO CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, DAVID N. SALAM AND QUINCY L. SALAM, in their capacities as Co-Trustees of the Salam Community Property Trust U/A February 25, 2026 ("Grantors"), by these presents do transfer and convey their undivided interests to DAVID N. SALAM and QUINCY L. SALAM, as Husband and Wife (the "Grantee"), their heirs and representatives, one hundred percent (100%) of Grantors' interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 as set forth in the Declaration of Covenants, Conditions and Restrictions for the 1210 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150818-0083288, Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of said Declaration for a more complete identification and description of said Unit.

Being the same property conveyed to David N. Salam and Quincy L. Salam, husband and wife, by Warranty Deed from Lot 1 Partners, LLC, a Tennessee limited liability company, dated November 1, 2016 and recorded on November 3, 2016 in Instrument No. 20161103-0116326, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David N. Salam and Quincy L. Salam, in their capacities as Co-Trustees of the Salam Community Property Trust U/A February 25, 2026, recorded on February 27, 2026, in Instrument 20260227-0015664, Register's Office for Davidson County, Tennessee.

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

1. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1210 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150818-0083288, Register's Office for Davidson County, Tennessee, and to which reference is hereby made s if copied verbatim.
2. Matters shown on the plan of record in Book 4885, Page 136, Register's Office for Davidson County, Tennessee, shows and owner's certificate, a 30 foot minimum building setback line from Hawkins Street and a 5 foot electric overhang easement along a portion of the westerly line of said lot.
3. Applicable restrictions contained in the Instrument of record in Book 5030, Page 956, Register's Office for Davidson County, Tennessee.
4. Easements retained by Metro pursuant to the closing of Alley No. 428 being part of the City Ordinance No, 72-383, as of record in Book 4661, Page 823, Register's Office for Davidson County, Tennessee.
5. 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.

This is ☐ unimproved
☒ improved property, known as **1210 Hawkins Street, Nashville, TN 37203**

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of April, 2026.

The Salam Community Property Trust U/A February 25, 2026

By: David N. Salam, Co-Trustee

By: Quincy L. Salam, Co-Trustee

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 David N. Salam and Quincy L. Salam, known to me (or proved to me on the basis of satisfactory evidence) to be the persons described in, and who, upon oath, acknowledged themselves to be the Co-Trustees of the Salam Community Property Trust U/A February 25, 2026, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office on this 16th day of April, 2026.

Elizabeth Gracyalny
Notary Public
My Commission Expires: 12-29-2026

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Elizabeth Grayeb, 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 April 16, 2026.

Elizabeth Grayeb
Affiant Signature

4/16/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of April, 2026

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6-26-27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027