Karen Johnson Davidson County
Batch# 384994 DEEDQC
04/14/2020 07:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0038594

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
20-1307TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Austin Hamdan and Haitham Mohammed Hamdan	Austin Hamdan and Haitham Mohammed Hamdan	052-13-B-038.00
2317 Benay Rd.	2317 Benay Rd.	
Nashville, TN 37214	Nashville, TN 37214	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Austin Hershberger N/K/A Austin Hamdan and Haitham Mohammed Hamdan**, hereinafter referred to as the "GRANTOR" and **Austin Hamdan and spouse Haitham Mohammed Hamdan**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Austin Hershberger N/K/A Austin Hamdan and Haitham Mohammed Hamdan**, has this day quitclaimed unto **Austin Hamdan and spouse Haitham Mohammed Hamdan**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 2317 Benay Rd. Nashville, TN 37214, County of Davidson

Being Unit 53, as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-A, of record in Book 6900, Page 818, said Register's Office, submitted to said Master Deed and Bylaws by Instrument of record in Book 7724, Page 289, and further amended in Instrument Nos. 20040915-0111299 and 200409150111301, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete decription, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed any Bylaws, as from time to time be amended as provided therein.

Also being the same property previously conveyed to Brittany Alise Mercer, single woman, by Warranty Deed from Stacie Lee Henderson, a single woman, dated 11/18/2016 and recorded 11/23/2016 in Instrument No. 20161123-0123670, said Register's Office.

Also being the same property previously conveyed to Austin Hershberger, unmarried man, by Warranty Deed from Brittany Alise Mercer n/k/a Brittany Alise Wood, married, dated 03/29/2019 and recorded 04/01/2019 in Instrument No. 20190401-0029197, said Register's Office.

Being the same property conveyed to Austin Hershberger and Haitham Mohammed Hamdan, a married couple, by Quitclaim Deed from Austin Hershberger, married, dated 05/24/2019 and recorded 05/24/2019 in Instrument No. 20190524-0049386, said Register's Office.

Tax Map and Parcel ID: 052-13-B-038.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 6th day of April 2020

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Austin Hershberger N/K/A Austin Hamdan

Haitham Mohammed Hamdan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , and , **Austin Hershberger N/K/A Austin Hamdan and Haitham Mohammed Hamdan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 6th day of April, 2020.

Notary Public

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC [illegible] 2020

Commission Expiration 12.05.2020

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Angela Pearson
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 6th day of April 2020.

Notary Public
Commission Expiration 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

True Copy Certification

I, **Angela Pearson**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021
SEAL