Karen Johnson
Batch # 1381710
02/17/2026 11:14:08 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260217-0012282

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Manal Hanna 219 Hidden Harbour Drive Mt. Juliet, TN 37122	Same	149 12 0B 025.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Manal Hanna v. Maged Hanna, Wilson County General Sessions Court No. 23-DC-154, and the actual consideration given for the transfer is $0.00.

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Manal Hanna
Affiant

SUBSCRIBED AND SWORN TO before me this 17th day of February, 2026.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/3/2027

WHEREAS, Maged Hanna ("Grantor") and Manal Hanna ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled Manal Hanna v. Maged Hanna, Wilson County General Sessions Court No. 23-DC-154; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Maged Hanna, the Grantor, does hereby convey, remise, release and forever quitclaim unto Manal Hanna, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from her and vested in the Grantee:

Land in Davidson County, Tennessee, being all of Lot No. 39, on the plan of Forest Cove, Phase 1, of record in Plat Book 9700, Pages 754-755, said Register's Office, reference to which is hereby made for a

more complete description.

Being the same property conveyed to Maged Hanna, a married man, by Warranty Deed from Erika Zambrano, dated April 17, 2012, of record at Instrument Number 20120419-0033418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 9700, Page 731, Plat Book 9700, Pages 754-755; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11149, Page 641, as amended of record in Book 11313, Page 436; 3. Easement of record in Book 437, Page 21; 4. Right of Way Agreement of record in Book 2244, Page 13; 5. Order of record in Book 3852, Page 675; 6. Right of Way Easement of record in Book 4607, Page 484; 7. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7181, Page 183; 8. Grant of Transmission Line Structure Easement of record in Book 7269, Page 389; 9. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7582, Page 193; 10. Storm Water Detention Agreement of record in Book 11540, Page 798; 11. Charter of record in Book 11595, Page 877; 12. Quitclaim Deed to The Homeowner's Association of record in Book 11629, Page 904, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1501 Overcreek Drive, Nashville, TN 37217.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of February, 2026.

Maged Hanna
MAGED HANNA

STATE OF TENNESSEE)
COUNTY OF Davidson)

MAGED HANNA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2026.

Notary Public

My commission expires: 5/21/29

TONYA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY