Karen Johnson Davidson County
Batch # 1451298 DEEDQC
07/23/2026 02:14:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260723-0067162

This Instrument Prepared By:
Morgan Smith, Attorney
1222 16th Ave S, Suite 23
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 17th day of July 20 26.

NOTARY PUBLIC

My Commission Expires: 1/22/29

ADDRESS OF NEW OWNER:
Alexander Daghlas
2317 Benay Road
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map/Parcel
052 13 0B 038.00

J. THOMAS FRASIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Austin Hamdan, n/k/a Braxton Hamdan, of the County of Davidson and State of Tennessee for and in consideration of the Marital Dissolution Agreement between the parties, does hereby bargain, sell, release, remise, quit claim, and convey unto Haitham Mohammed Hamdan, n/k/a Alexander Daghlas, all his right, title and interest in and to the following described real estate, 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.

Being the same property conveyed to Austin Hamdan and Haitham Mohammed Hamdan, a married couple, by Quitclaim Deed from Austin Hershberger n/k/a Austin Hamdan and Haitham Mohammed Hamdan, a married couple, dated 04/06/2020 in Instrument No. 20200414-0038594, said Register's Office.

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

The above-described property is improved property known as: **2317 Benay Road, Nashville, TN 37214.**

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

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 17th day of July A.D., 2026.

BRAXTON HAMDAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Austin Hamdan, n/k/a Braxton Hamdan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,

G. THOMAS FRAZIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained, as signed on page 1 of this Quit Claim Deed.

Witness my hand and seal, this 17th day of July 2026

NOTARY PUBLIC

My commission expires: 1/22/29

Ward-Block-Parcel No.: 052 13 0B 038.00
Property Known as: 2317 Benay Road, Nashville, Tennessee 37214
Mail Tax Notice to: 2317 Benay Road, Nashville, Tennessee 37214
New Owner: Alexander Daghlas

I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Final Decree of Divorce entered in Davidson County Circuit Case Number 24D650 and is therefore exempt under TCA § 67-4-409(a)(3)(E).

BRAXTON HAMDAN, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

NOTARY PUBLIC

My commission expires: 1/22/29

THOMAS FRASIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON