This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15145-CC

Karen Johnson Davidson County
Batch# 823627 DEEDWARR
03/17/2022 11:27:30 AM 11 pgs
Fees: $58.00 Taxes: $185.00
20220317-0031162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2022. 16th JM February JM

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Bob B. Wahidi Fran Wahidi 6535 Redmond Lane Antioch, TN 37013	New Owner	164-10-0A-472.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nooria A. Kwaga, Yamah Kwaga, Fahima Khwaga, Zarlasht Kwaga-Wahidi, Farhad Kwaga, Nargis Wahidi, Nabila Kwaga Hansia, Najellah Kwaga Amanullah, and Miriam Kwaga as the heirs at law of Amanullah Kawaga, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bob B. Wahidi and Fran Wahidi, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 171, Final Plat Village Eleven, Summerfield Subdivision, as shown on plat of record in Instrument No. 20060718-0086557, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Amanullah Kwaga, married, by Warranty Deed from Summerfield Development, L.L.C., a Tennessee limited liability company, dated July 17, 2008 and recorded on July 25, 2008., of record in Instrument No. 20080725-0076194, in the Register's Office for Davidson County, Tennessee. The said Amanullah Kwaga died on November 21, 2015 leaving Nooria Kwaga, Yamah Kwaga, Fahima Amanulla Khwaga, Zarlasht Kwaga-Wahidi, Farhad Kwaga, Nargis Wahidi, Nabila Kwaga Hansia, Najellah Kwaga Ammanullah and Miriam Kwaga as his heirs at law pursuant to the Affidavits of Heirhip recorded in Instrument No. 202203170031159, Instrument No. 202203170031160, and Instrument No. 202203170031161, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **608 Summerbreeze Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2022.

GRANTOR:

Nooria Kwaga
Nooria A. Kwaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nooria A. Kwaga , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2022.

Loren Manderson
Notary Public
My Commission expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

202203170031162

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2022.

Yamah Kwaga

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yamah Kwaga, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2022.

Notary Public
My Commission expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2022.

Fahima Khwaga
Fahima Khwaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication Fahima Khwaga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the within named grantor, and that she electronically executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office this **27th** day of January, 2022.

C. M. CORRIVEAU
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Mar 03, 2025

Notarial act performed by audio-visual communication

Notary Public
My Commission expires: 03/03/2025

718EAF96-FC1A-4619-817E-AC7945CE9495 --- 2022/03/01 08:22:30 -8:00 --- Remote Notary

DocVerify ID: 718EAF96-FC1A-4619-817E-AC7945CE9495
www.docverify.com
Page 1 of 1 | 1AC7945CE9495

202203170031162

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

Zarlasht Kwaga-Wahidi

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zarlasht Kwaga-Wahidi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202203170031162

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2022.

Farhad Kwaga

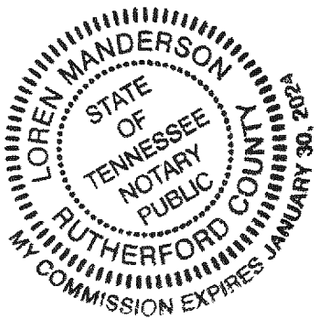
STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farhad Kwaga, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2022.

Notary Public
My Commission expires: 1-30-2024



February IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of ~~January~~, 2022.

Nargis Wahidi

Nargis Wahidi

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nargis Wahidi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of ~~January~~ February, 2022.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of January, 2022.

Nabila Kwaga Hansia

STATE OF CALIFORNIA

COUNTY OF MARIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nabila Kwaga Hansia, the within named bargainor, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2022.

Notary Public
My Commission expires: JUNE 21, 2022

JEREMY FRECH
Notary Public - California
Marin County
Commission # 2247040
My Comm. Expires Jun 21, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

Najellah Kwaga Amanullah

Najellah Kwaga Amanullah

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Najellah Kwaga Amanullah, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2022.

Jim Myers

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202203170031162

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of January, 2022.

February TN

Miriam Kwaga

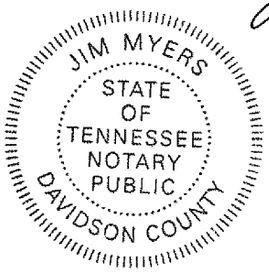
STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miriam Kwaga, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 2022.

Notary Public
My Commission expires: 11-6-2024



202203170031162

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/27/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 01/27/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 **day of** March, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM