Prepared By:

Dalen Farmer
Attorney at Law
805 S Church Street
Suite 11
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Attorney at Law
805 S Church Street
Suite 11
Murfreesboro TN 37130

Karen Johnson Davidson County
Batch# 876146 **DEEDQC**
06/23/2022 10:27:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220623-0071637

Space Above This Line for Recorder's Use

NOTICE: New Owner below.

Farhad A Kwaga
105 Karen Ray Court
Antioch TN 37013

Tax bills may be sent as follows:

Farhad A Kwaga
105 Karen Ray Court
Antioch TN 37013

TENNESSEE QUIT CLAIM DEED
(Map & Parcel; 162 03 0 214.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, NOORIA A KWAGA, a widowed individual and resident of Antioch, Davidson County, Tennessee (herein, "Grantor") does hereby remise, release and forever quitclaim, unto FARHAD A KWAGA, a married individual resident of Antioch, Davidson County, Tennessee (herein, "Grantee"), the following:

all of Grantor's rights, title, interest, and claim in or to the following real property, located at 105 Karen Ray Court, Antioch, (Davidson County) Tennessee 37013, and as more fully described in Exhibit A, which is attached hereto and incorporated herein by reference, to wit:

[SEE ATTACHED EXHIBIT A]

SIGNED BY GRANTOR, acknowledged by Grantee, this 1 day of June 2022.

GRANTOR:

Nooria Kwaga
NOORIA A KWAGA

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

DALEN FARMER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-23-2023

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, Nooria A Kwaga, known to me, or proved to be the same, acknowledged before me after being informed of the contents of the instrument, executed the same voluntarily on this date.

Given under my hand June 1, 2022.

Dalen Farmer, Notary Public

My Commission Expires: 05/23/2023

ACKNOWLEDGED:

GRANTEE:

FARHAD A KWAGA

OATH OF CONSIDERATION

RE: Improved Real Property at 105 Karen Ray Court, Antioch (Davidson County) Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

GRANTOR:

Nooria Kwaga
NOORIA A KWAGA, Affiant

06-01-2022
DATE

Subscribed and sworn before me, this 1 day of June 2022.

Dalen Farmer, Notary Public

My Commission Expires: 05/23/2023



EXHIBIT A

Land in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 170, SUMMERFIELD, VILLAGE ELEVEN, as shown on plat of record in Instrument No. 20060718-00886557, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Summerfield Development, LLC, a Tennessee limited liability company to Wahidi Construction, LLC, a Tennessee limited liability company as recorded on the 9th day of April, 2007 in Instrument No. 20070409-0041575 and part of Quitclaim Deed from Forrest Partnership, a Tennessee general partnership to Summerfield Development, LLC, a Tennessee limited liability company as recorded on the 14th day of July, 1999 Book 11571, Page 942, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Wahidi Construction, LLC, a Tennessee limited liability company, ("Grantor"), unto Amanullah Kwaga and Nooria A Kwaga, Husband and Wife ("Grantee"), of record Instrument No. 20070928-0115881, recorded September 28, 2007, in the Register's Office of Davidson County, Tennessee.

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