This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: JM

Karen Johnson Davidson County
Batch# 958138 AFFIDAVITH
01/05/2023 02:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230105-0001043

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, ZOBAIR RAHIMI of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That NOORIA AMAN KWAGA (the "Decedent") died on September 14, 2022, a resident of DAVIDSON County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 604 Summerbreeze Lane, Nashville, TN 37013.

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is a resident of Davidson County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. Decedent did NOT leave a last will and testament. Decedent's estate, however, has been probated in Davidson County Circuit Court, Tennessee, Docket #: 22P2097.

7. Affiant further states that Decedent was NOT married at the time of her death and survived by the following heirs at law:

Name:	**Relationship:**
Yamah T. Kwaga	Son
Fahima A. Khwaga	Daughter
Zarlasht Kwaga-Wahidi	Daughter
Farhad A. Kwaga	Son
Nargis Wahidi	Daughter
Nabila Kwaga Hansia	Daughter
Najellah Kwaga Amanullah	Daughter
Miriam A. Kwaga	Daughter

8. Affiant is aware of these facts because he is a distant family member of the Decedent and knew the Decedent for more than fifteen (15) years.

9. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at **Tracts 1, 2, and 3 as given below in Exhibit A**, in reliance on this affidavit. Legal description for each tract on **Exhibit A** attached here.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned property given in **Exhibit A**.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF Davidson

I, ZOBAIR RAHIMI, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

ZOBAIR RAHIMI

Sworn to and subscribed before me this 4th day of January, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, ZOBAUR RAHIMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1
Land in Davidson County, Tennessee, being Lot No. 170, 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 and Nooria A. Kwaga, Husband and Wife, by Warranty Deed from Wahidi Construction, LLC, a Tennessee limited liability company, dated September 27, 2007 and recorded on September 28, 2007, of record in Instrument No. 20070928-0115881, in the Register's Office for Davidson County, Tennessee. Said Amanullah Kwaga having since passed on November 21, 2015, thereby leaving Nooria A. Kwaga, as tenant by the entirety. Said Nooria A. Kwaga having passed on September 14, 2022. See Davidson County Circuit Court, Tennessee, Docket #: 22P2097.

This is improved property known as **604 Summerbreeze Lane, Antioch, TN 37013.**
Parcel ID# 164100A47300CO

TRACT 2
Land in Davidson County, Tennessee, being Lot No. 76A on the Plan of Chelsea of Priest Lake, Section 1-A, Zone Lot Division of Lots 74-77 of record in Book 6250, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aman Kwaga, married by Warranty Deed from Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for the Terry Cheatham Land Trust, dated September 2, 1999, recorded September 7, 1999, or record in Book 11651, page 661, Register's Office for Davidson County Tennessee. Aman Kwaga and Amanullah Kwaga being one and the same person. Said Aman Kwaga A.K.A Amanullah Kwaga having since passed on November 21, 2015, thereby leaving NOORIA A. KWAGA, YAMAH T. KWAGA, FAHIMA KHWAGA, ZARLASHT KWAGA-WAHIDI, FARHAD A. KWAGA, NARGIS WAHIDI, NABILA KWAGA-HANSIA, NAJELLAH KWAGA AMANULLAH, and MIRIAM KWAGA as his heirs at law pursuant to the Affidavits of Heirship or record in Instrument Nos. 20230105-0000962, and 20230105-0000963, Register's Office For Davidson County, Tennessee. Said NOORIA A. KWAGA having passed on September 14, 2022. See Davidson County Circuit Court, Tennessee, Docket #: 22P2097.

This is improved property known as **3706 Folkstone Drive, Antioch, TN 37013.**
Parcel ID# 13616000400

TRACT 3
Land in Davidson County, Tennessee, being Lot No. 45 of Apache Hills, Section 4, of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to NOORIA A. KWAGA, YAMAH T. KWAGA, FAHIMA KHWAGA, ZARLASHT KWAGA-WAHIDI, FARHAD A. KWAGA, NARGIS WAHIDI, NABILA KWAGA-HANSIA, NAJELLAH KWAGA AMANULLAH, and MIRIAM KWAGA, the heirs at law of Amanullah Kwaga, since his passing on November 21, 2015, as evidenced in the Affidavits of Heirship of record in Instrument Nos. 20220317-0031159, 20220317-0031160 and 20220317-0031161, Register's Office For Davidson County, Tennessee. Said Nooria A. Kwaga having passed on September 14, 2022. See Davidson County Circuit Court, Tennessee, Docket #: 22P2097.

Further, being the same property conveyed to Amanullah Kwaga by Warranty Deed from Fred G. Stratton, and wife Mary T. Stratton, dated January 27, 2011, and recorded on February 1, 2011, or record in Instrument No. 20110201-0008921, Register's Office for Davidson County, Tennessee.

This is improved property known as **105 Karen Ray Ct., Antioch, TN 37013.**
Parcel ID# 16203021400

- **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 01/04/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 01/04/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 **day of** January **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM