THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No.: M16-5017

Karen Johnson Davidson County
Batch# 965299 DEEDQC
01/27/2023 01:24:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20230127-0006405

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION - QUITCLAIM DEED

WHEREAS, by a Quit Claim Deed of record in Instrument No. 20220623-0071637, Register's Office for Davidson County, Tennessee, NOORIA A. KWAGA (the "Grantor") attempted to convey her one-third (1/3) interest in a certain tract of land in Davidson County, Tennessee, commonly known as 105 Karen Ray Court, Antioch, Tennessee 37013, to FARHAD A. KWAGA (the "Grantee"). The said Quit Claim Deed was executed by the Grantor and delivered to the Grantee on June 1, 2022, and then recorded on June 23, 2022, in Instrument No. 20220623-0071637, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quit Claim Deed contained one error in that 1.) the legal description used, was for a different parcel of land, also owned by the Grantor.

WHEREAS, said Grantee, NOORIA A. KWAGA, has since passed on September 14, 2022, leaving no Last Will and Testament. The said NOORIA A. KWAGA, leaving YAMAH T. KWAGA, FAHIMA A. KHWAGA, ZARLASHT KWAGA-WAHIDI, FARHAD A. KWAGA, NARGIS WAHIDI, NABILA KWAGA-HANSIA, NAJELLAH KWAGA AMANULLAH, and MIRIAM A. KWAGA as her heirs at law pursuant to the Affidavits of Heirship recorded in Instrument No. 20230105-0001043 and Instrument No. 20220105-0001044, Register's Office for Davidson County, Tennessee. Also see intestate probate of record in Davidson County, Tennessee, Probate Court Docket # 22P2097.

WHEREAS, Grantee has requested that the Grantor's heirs correct said error, and the Grantor's heirs have agreed to do so.

NOW, THEREFORE, for the purpose of correcting said error, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned YAMAH T. KWAGA, FAHIMA A. KHWAGA, ZARLASHT KWAGA-WAHIDI, FARHAD A. KWAGA, NARGIS WAHIDI, NABILA KWAGA-HANSIA, NAJELLAH KWAGA AMANULLAH, and MIRIAM A. KWAGA (hereinafter called the "Grantor"), have bargained and sold, and by these presents does hereby transfer and quitclaim to FARHAD A. KWAGA, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. Said Lot No. 45 fronts 71.92 feet on the Southwesterly side of Karen Ray Drive and runs back on the Northwesterly lot line 132.0 feet and 90.0 feet on the Southeasterly lot line, to a broken line in the rear which measures a total of 88.47 feet thereon.

Being the same property transferring to NOORIA A. KWAGA, YAMAH T. KWAGA, FAHIMA A. KHWAGA, ZARLASHT KWAGA-WAHIDI, FARHAD A. KWAGA, NARGIS WAHIDI, NABILA KWAGA-HANSIA, NAJELLAH KWAGA AMANULLAH, and MIRIAM A. 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 since passed on September 14, 2022, her heirs at law being YAMAH T. KWAGA, FAHIMA A. KHWAGA, ZARLASHT KWAGA-WAHIDI, FARHAD A. KWAGA, NARGIS WAHIDI, NABILA KWAGA-HANSIA, NAJELLAH KWAGA AMANULLAH, and MIRIAM A. KWAGA as evidenced in the Affidavits of Heirship of record in Instrument Nos. 20230105-0001043 and 20230105-0001044, Register' Office for Davidson County, Tennessee. Nargis Wahidi now being known as Nargis Alqutamy.

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 located at: **105 Karen Ray Court, Antioch, TN 37013.**

Parcel ID #: 16203021400

Grantor's heirs do hereby reaffirm and ratify all transfers of interest pursuant to, made, and provided in said Quitclaim Deed of record in Instrument No 20220623-0071637, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim, and said Quitclaim Deed is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 27th day of January, 2023.

THE HEIRS AND SUCCESSORS OF GRANTOR, NOORIA A. KWAGA:

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2023.

Yamah T. Kwaga

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yamah T. 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2023.

Signed with Stavvy:
Fahima A. Khwaga
S04bmt4vm
Fahima A. Khwaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Fahima A. Khwaga, 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 is the within named grantor, and that she electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2023.

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 6, 2024

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy:
Jim Myers
273Dm8vw
Notary Public
My Commission expires: 11/6/2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2023.

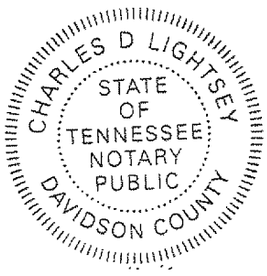
Zarlasht Kwaga-Wahidi

STATE OF TENNESSEE

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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of January, 2023.



Notary Public
My Commission expires: 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2023.

Farhad A. Kwaga

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farhad 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2023

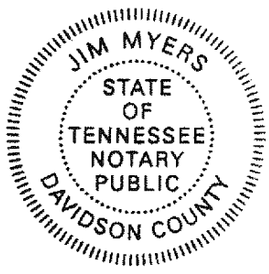
Nargis Alqutamy

STATE OF DAVIDSON

COUNTY OF TENNESSEE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nargis Alqutamy, 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 19th day of January, 2023.



Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2023.

Signed with Stavvy:
Nabila Kwaga Hansia
MyDmkuGLD
Nabila Kwaga Hansia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication 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 she is the within named grantor, and that she electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2023.

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 6, 2024

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy:
Jim Myers
mben9bvM9
Notary Public
My Commission expires: 11/6/2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2023.

Najellah Kwaga Amanullah

STATE OF TENNESSEE

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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of January, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of January, 2023.

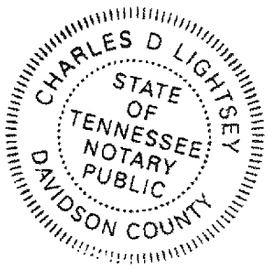
Miriam A. Kwaga

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miriam 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 17th day of January, 2023.



Notary Public
My Commission expires: 3/3/26

- **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 01/27/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 01/27/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** January, 2023.

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