This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: JM

Karen Johnson Davidson County
Batch# 965778 DEEDQC
01/30/2023 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006842

This Instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 the 30th day of January, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Yamah T. Kwaga, et al 204 Disspayne Drive Nashville, TN 37214	New Owner	13616000400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that, **Farhad A. Kwaga, married**, herein "Grantor", does hereby quitclaim and convey unto **Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga** , herein "Grantee", his heirs and assigns, all of Grantors' interest in and to 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. 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 transferring 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 Aman Kwaga, since his passing on November 21, 2015, as evidenced in the Affidavits of Heirship of record in Instrument Nos. 20230105-0000962, and 20230105-0000963, 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. Said Nargis Wahidi now being known as Nargis Alqutamy.

Further 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 Amanullah Kwaga having since passed on November 21, 2015.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: **3706 Folkstone Drive, Nashville, TN 37013.**

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.

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

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

GRANTOR:

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

202301300006842

- **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 1/12/23 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/12/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **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