Karen Johnson Davidson County
Batch# 965849 DEEDQC
01/30/2023 03:09:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230130-0006927

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

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.

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Farhad Kwaga 105 Karen Ray Court Nashville, TN 37013	New Owner	16203021400

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, **Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga,** herein "Grantors", do hereby quitclaim and convey unto **Farhad A. Kwaga, married,** 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. 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 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.

Further being the same property conveyed to FARHAD A. KWAGA by erroneous Quit Claim Deed from NOORIA A. KWAGA, dated June 1, 2022, recorded on June 23, 2022, or record in Instrument No. 20220623-0071637, Register's Office for Davidson County, Tennessee. Said erroneous Quitclaim Deed being corrected in that certain Instrument of Correction - Quitclaim Deed dated January 27, 2023, recorded on January 27, 2023, of record in Instrument No. 20230127-0006405, 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 is now 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 unimproved property located at: **105 Karen Ray Court, Antioch, 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, 2022.

GRANTORS:

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
BGa4qI8X2
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
n6847ulkg
Notary Public
My Commission expires: 11/6/2024

Document Id: 66bce40d-cd00-4ee0-a627-a309125dacfe

202301300006927

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.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202301300006927

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

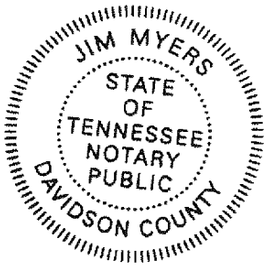
Nargis Alqutamy

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
k7WnqFdgN
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
pDv71Sv3
Notary Public
My Commission expires: 11/6/2024

Document Id: b633bd9c-ea22-4029-96f4-b7d8cbd1b368

202301300006927

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

202301300006927

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

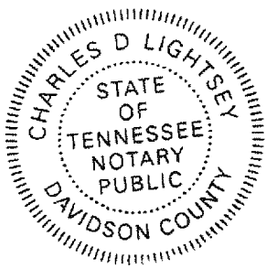
Miriam A. Kwaga

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

202301300006927

- **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