Karen Johnson Davidson County
Batch# 1006799 DEEDWARR
05/23/2023 03:09:30 PM 9 pgs
Fees: $48.00 Taxes: $703.00
20230523-0038860

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20788-MF

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the ~~16th~~ 23rd day of May, 2023.

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lourdes Sarahi Rodriguez 3706 Folkstone Drive Nashville, TN 37013	Pinnacle Bank 7040 Carothers Parkway Franklin, TN 37067	136-16-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Yamah Kwaga*, Fahima A. Khwaga**, Zarlasht Kwaga-Wahidi, Nargis Alqutamy, FKA Nargia Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah and Miriam A. Kwaga, Heirs-at-Law of The Estate of Nooria A. Kwaga**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lourdes Sarahi Rodriguez, a married woman**, hereinafter called the Grantee, his/her/their heirs and assigns, 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 conveyed to Aman Kwaga, married, by Warranty Deed from Eckhardt Realty Corporation, a Tennessee corporation, Trustee for Terry Cheatham Land Trust, of record in Book 11651, Page 661, in the Register's Office of Davidson County, Tennessee, dated September 2, 1999, and recorded on September 7, 1999.

That Amanullah Kwaga, also known as Aman Kwaga, died intestate on November 21, 2015, survived by his spouse, Nooria Aman Kwaga, and children Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Farhad A. Kwaga, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah and Miriam A. Kwaga. See Heirship Affidavits of record in Instrument No. 20230105-0000962 and 20230105-0000963.

That Nooria Aman Kwaga died intestate on September 14, 2022, survived by her children Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Farhad A. Kwaga, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah and Miriam A. Kwaga. See Heirship Affidavits of record in Instrument No. 20230105-0001043 and 20230105-0001044.

Being the same property, an undivided interest of which was conveyed to Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah

20230426-0030768, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

**Zarlasht Kwaga-Wahidi executed this instrument on behalf of Fahima Khwaga pursuant to the Power of Attorney, executed by Fahima Khwaga, dated May 3rd, 2023, of record in Instrument No. 20230503-0032822, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "B" to this instrument and incorporated herein by reference.

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

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2023.

GRANTOR:
The Estate of Nooria A. Kwaga

By: Zarlasht Kwaga-Wahidi
Zarlasht Kwaga-Wahidi, Heir-at-Law

By: Nargis Alqutamy FKA Nargis Wahidi
Nargis Alqutamy, FKA Nargis Wahidi, Heir-at-Law

By: _____
Nabila Kwaga Hansia, Heir-at-Law

By: _____
Najellah Kwaga Amanullah, Heir-at-Law

By: _____
Miriam A. Kwaga, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zarlasht Kwaga-Wahidi, Nargis Alqutamy, FKA Nargis Wahidi, ~~Nabila Kwaga Hansia,~~ Najellah Kwaga Amanullah, and Miriam A. Kwaga, Heirs-at-Law of The Estate of Nooria 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 they executed the foregoing instrument for the purposes therein contained.

202305230038860

WITNESS my hand and seal at office this 16th day of May, 2023.

_____
Notary Public
My Commission expires: _____

By: _____
Yamah Kwaga, Heir-at-Law, by Farhad Kwaga, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farhad Kwaga, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Yamah Kwaga ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of May, 2023.

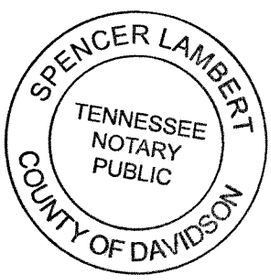
_____
Notary Public
My Commission expires: _____

By: Fahima Khwaga, Heir-at-law, by Zarlasht Kwaga-Wahidi her Attorney in fact
Fahima Khwaga, Heir-at-Law, by Zarlasht Kwaga-Wahidi, his/her Attorney-In-Fact

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 whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Fahima Khwaga ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of May, 2023.



_____
Notary Public
My Commission expires: 11-6-2024

202305230038860

WITNESS my hand and seal at office this 16th day of May, 2023.

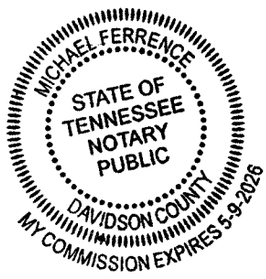
Notary Public
My Commission expires: _____

By: Yamah Kwaga by Farhad Kwaga AIF
Yamah Kwaga, Heir-at-Law, by Farhad Kwaga, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farhad Kwaga, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Yamah Kwaga ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of May, 2023.



Notary Public
My Commission expires: _____

By: _____
Fahima Khwaga, Heir-at-Law, by Zarlasht Kwaga-Wahidi, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

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 whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Fahima Khwaga ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of May, 2023.

Notary Public
My Commission expires: _____

20230426-0030768, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

**Zarlasht Kwaga-Wahidi executed this instrument on behalf of Fahima Khwaga pursuant to the Power of Attorney, executed by Fahima Khwaga, dated May 3rd, 2023, of record in Instrument No. 20230503-0032822, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "B" to this instrument and incorporated herein by reference.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2023.

GRANTOR:
The Estate of Nooria A. Kwaga

By: _____
Zarlasht Kwaga-Wahidi, Heir-at-Law

By: _____
Nargis Alqutamy, FKA Nargis Wahidi, Heir-at-Law

By: _____
Nabila Kwaga Hansia, Heir-at-Law

By: _____
Najellah Kwaga Amanullah, Heir-at-Law

By: _____
Miriam A. Kwaga, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zarlasht Kwaga-Wahidi, Nargis Alqutamy, FKA Nargis Wahidi, Nabila Kwaga Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga, Heirs-at-Law of The Estate of Nooria 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 they executed the foregoing instrument for the purposes therein contained.

California All-Purpose Acknowledgment Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On 5/10/23, before me, Andrew Holzbaur, Notary Public,

personally appeared Nabila Kwaga Hansia

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

ANDREW HOLZBAUR
COMM. # 2437319
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
My Comm. Expires MAR 5. 2027

PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed

Document Date: 5/10/23 Number of Pages: 5

Signer(s) Other than Named Above: N/A

202305230038860

EXHIBIT "A"
TO Warranty Deed
From: Yamah Kwaga, Fahima Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Nabila Kwaga Hansia, Najellah Kwaga Amanullah, and Miriam Kwaga, Heirs-at-Law of The Estate of Nooria A. Kwaga
To: Lourdes Sarahi Rodriguez

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Yamah Kwaga by Farhad Kwaga AIF
Affiant

WITNESS my hand and seal at office this 16th day of May, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202305230038860

MF "B"

EXHIBIT "A"
TO Warranty Deed
From: Yamah Kwaga, Fahima Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Nabila Kwaga Hansia, Najellah Kwaga Amanullah, and Miriam Kwaga, Heirs-at-Law of The Estate of Nooria A. Kwaga
To: Lourdes Sarahi Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

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Further the Affiant Saith not.

Zarlasht Kwaga-Wahidi
Affiant - Zarlasht Kwaga-Wahidi

WITNESS my hand and seal at office this 16th day of May, 2023.

Notary Public
My Commission Expires: 11-6-2024

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202305230038860

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/10/23 + 5/16/23 (date of document).

Jennifer Russell
Affiant Signature

5/23/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

