Karen Johnson Davidson County
Batch# 1041529 DEEDWARR
08/23/2023 08 46 20 AM 7 pgs
Fees $38 00 Taxes $1,887 00
20230823-0065786

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21441-RR

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $510,000.00

Affiant

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 9th day of August, 2023

Notary Public
My Commission Expires 2.8.24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Nyoka Mercy Shaibu 604 Summerbreeze Lane Antioch, TN 37013	Castle & Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	164100A47300CO

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi AKA Nargis Alqutamy, Babila Kwaga-Hansia AKA Nabila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hannah Nyoka Mercy Shaibu**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

BEING Lot No. 170, Summerfeild Village Eleven, as shown by plat of record in Instrument #20060718-0086557, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Yamah T. Kwaga, Fahima A, Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Babila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga by deed from Farhad A Kwaga, married (Affidavit of Heirship for Nooria A. Kwaga in Instrument #202301050001043 and 202301050001044) (Estate is filed in Docket #22P2097), dated 1-12-23 of record in Instrument #202301300006841, Register's Office for said County.

Being the same property conveyed to Farhad A. Kwaga AKA Amanullah Kwaga and Nooria A. Kwaga, husband and wife by deed from Wahidi Construction, LLC, a Tennessee limited liability company, dated 9-28-07 of record in Instrument #200709280115881 Register's Office for said County

This Instrument executed on behalf of Yamah T. Kwaga, ("Principal") by Farhad Kwaga pursuant to the Power of Attorney of record in Instrument Number 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.

This Instrument executed on behalf of Fahima Khwaga. ("Principal") by Zarlasht Kwaga-Wahidi pursuant to the Power of Attorney of record in Instrument Number 20230714-0054070, and Affidavit of Scrivener's Error recorded in Instrument Number 20230809-0061674, 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.

This is improved property located at: **604 Summerbreeze Lane, Antioch, 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 9th day of August, 2023.

GRANTOR:

Yamah T. Kwaga by ~~Farhad Kwaga, Attorney-In-Fact~~ Y.K

Fahima A. Khwaga by Zarlasht Kwaga-Wahidi, Attorney-In-Fact

Fahima A Khwaga by Zarlasht Kwaga-Wahidi, Attorney-In-Fact

Zarlasht Kwaga-Wahidi

Nargis ~~Wahidi~~ Alqutamy (NA)

Babila Kwaga-Hansia

Najellah Kwaga Amanullah

Miriam A. Kwaga

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 Wahidi, ~~Babila Kwaga-Hansia~~, Najellah Kwaga Amanullah, Yamah T. Kwaga, and Miriam A. Kwaga, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 9th day of August, 2023.

Notary Public
My Commission expires: _____

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

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 9th day of August, 2023

GRANTOR:

_____
Yamah T. Kwaga by Farhad Kwaga, Attorney-In-Fact

_____
Fahima A. Khwaga by Zarlasht Kwaga-Wahidi, Attorney-In-Fact

_____
Zarlasht Kwaga-Wahidi

_____
Nargis Wahidi

_____
~~Babila Kwaga Hansia~~ NKH
Nabila Kwaga Hansia

_____
Najellah Kwaga Amanullah

_____
Miriam A. Kwaga

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Babila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 9th day of August, 2023.

_____
Notary Public
My Commission expires. _____

MF

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(s), 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 T 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 9th day of August, 2023.

_____
Notary Public
My Commission expires: _____

MF

STATE OF TENNESSEE
COUNTY OF _____
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(s) 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

_____
Farhad Kwaga

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(s), 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 9th day of August, 2023

_____
Notary Public
My Commission expires: _____

WITNESS my hand and seal at office this 9th day of August, 2023

_____
Notary Public
My Commission Expires _____

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

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

STATE OF TENNESSEE
COUNTY OF Davidson

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(s) 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

Zarlasht Kwaga-Wahidi

WITNESS my hand and seal at office this 9th day of August, 2023.

Notary Public
My Commission Expires _____

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

STATE OF CALIFORNIA
COUNTY OF MARIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Babila Kwaga-Hansia AKA 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2023.

Notary Public
My Commission expires: 6/19/27

MICHAEL JUDSON
Notary Public - California
Marin County
Commission # 2447734
My Comm Expires Jun 19, 2027

ACKNOWLEDGMENT

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.

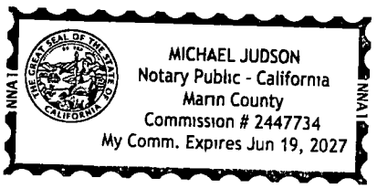
State of California
County of Marin)

On August 10, 2023 before me, Michael Judson, Notary Public
(insert name and title of the officer)

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 the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ (Seal)