Karen Johnson Davidson County
Batch# 1222319 DEEDWARR
12/31/2024 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20241231-0101620

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-6028

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of December, 2024

Notary Public

Commission Expires: 12-2-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandra Isabel Garcia Tobar 105 Karen Ray Court Antioch, TN 37013	Tower Community Bank 7271 Nolensville Rd Nolensville, TN 37135	162-03-0-214.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Farhad A. Kwaga, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra Isabel Garcia Tobar, a single woman

HEREINAFTER CALLED THE GRANTEES, 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. 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 conveyed to Amanullah Kwaga by Warranty Deed from Fred G. Stratton and wife, Mary T. Stratton of record in Instrument No. 20110201-0008921 Register's Office for Davidson County, Tennessee, dated January 27, 2011 and recorded on

February 01, 2011.

The said Amanullah Kwaga died on November 21, 2015, as evidenced in the Affidavit of Heirship of record in Instrument No. 20220317-0031159 and 20220317-0031160 and 20220317-0031161

Being the same property conveyed to Farhad A. Kwaga, married by Quitclaim Deed from Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga of record in Instrument No. 20230130-0006927 Register's Office for Davidson County, Tennessee, dated January 12, 2022 and recorded on January 30, 2023.

Being the same property conveyed to Farhad A. Kwaga by Quitclaim Deed from Nooria A. Kwaga, a widowed individual of record in Instrument No. 20220623-0071637 Register's Office for Davidson County, Tennessee, dated June 01, 2022 and recorded on June 23, 2022, and from Yamah T. Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Farhad A. Kwaga, Nargis Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah, and Miriam A. Kwaga by Instrument of Correction Quitclaim Deed recorded on January 27, 2023, of record in Instrument No. 20230127-0006405. The said Nooria A. Kwaga died on September 14, 2022, as evidenced in the Affidavit of Heirship of record in Instrument No. 20230105-0001043 and 20220105-0001044.

Bibi Kwaga joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 105 Karen Ray Court, Antioch, TN 37013

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WARRANTY DEED

Dated this the 27th day of December, 2024.

Farhad A. Kwaga

Bibi Kwaga by Farhad Amanullah Kwaga, her Attorney in Fact

Bibi Kwaga by Farhad Amanullah Kwaga, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of December, 2024, before me personally appeared **Farhad A Kwaga,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of December, 2024.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

State of Tennessee County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Farhad Amanullah Kwaga** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Bibi Kwaga,** and acknowledged that as said power of attorney executed the same as his free act and deed.

Witness my hand and official seal this the 27 day of December, 2024.

Notary Public
My Commission Expires:

Farhad A. Kwaga and Farhad Amanullah Kwaga being one and the same person.
Bibi Kwaga and Bibi Maryam Kwaga being one and the same person.

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

WARRANTY DEED

Certificate of Authenticity

I, Katie Smith, 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 12/27/24.
Date

Affiant Signature

12/27/24
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 27 day of December, 20 24.

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY