STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 187-09-0-A
Parcel Nos. 083.00co & 084.00co

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E

Affiant

Subscribed and sworn to before me this 6th. Day ofApril, 2017.

My Commission Expires: 7/2/2018

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

Nahid Sedaghat
7175 Nolensville Road, Suite 207
Nashville, Tennessee 37211

SEND TAX BILLS TO:

"NEW OWNER"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kiddsroad, LLC, a Tennessee Limited Liability Company**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its rights, title and interest to hereinafter **Nahid Sedaghat**, called the "**Grantee**", her heirs successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 83 and 84, as described on the Plan of Burkitt Village, Phase Seven, SP Subdivision, of record in Instrument No. 20170210-0014146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Kiddsroad, LLC, a Tennessee Limited Liability Company by Warranty Deed from Y&H G.P., a Tennessee General Partnership, of record in Instrument No. 20160310-0023056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record and any and all easements and/or rights-of-way and other matters of record, which are applicable the subject property.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 6th. Day of April, 2017.

Davidson County DEEDQC
Recvd: 04/27/17 14:30 2 pgs
Fees:12.00 Taxes:0.00
20170427-0041574

Kiddsroad, LLC,
a Tennessee Limited Liability Company

By:
FRED YAZDIAN, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the **President** of **Kiddsroad, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as, President.

Witness my hand and official seal at Nashville, Tennessee, this 6th. Day of April, 2017.

My Commission Expires: 7/2/2018

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/2018

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON