Bill Garrett Davidson County
Batch# 36870 DEEDQC
12/13/2017 04:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171213-0127309

"THIS INSTRUMENT WAS PREPARED FOR AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 187-09-0A
PARCELS 107.00CO

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

Affiant

Subscribed and sworn to before me this the 12th day of December, 2017.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste. 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

LEEMORE JEWELERS, INC.,
A NEW YORK PROFIT CORPORATION
D/B/A HEARTEN HOME BUILDERS
6446 Edinburgh Drive
Nashville, TN 37221-3722

SEND TAX BILLS TO:

"NEW OWNERS"

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 "**Grantors**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **LEEMORE JEWELERS, INC., A NEW YORK PROFIT CORPORATION D/B/A HEARTEN HOME BUILDERS**, called the "**Grantees**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 107 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision,** as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to KIDDSROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from Y & H TENNESSEE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160310-0023056 and in Instrument No. 20160509-0045546, Register's Office for Williamson County, Tennessee.

This is **UNimproved** property located in Davidson County, Tennessee and known as: **LOT 107 BURKITT VILLAGE, NOLENSVILLE, TN 37135.**

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 12th day of December, 2017.

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 the **KIDDSROAD, LLC,** a Tennessee Limited Liability Company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Officer.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2017.

My Commission Expires: 7/2/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

My Commission Expires: 7/2/18

_____
Notary Public