Bill Garrett Davidson County
Batch# 124783 DEEDQC
08/06/2018 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180806-0076876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 187-09-0-A
Parcel 141.00CO

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

Affiant

Subscribed and sworn to before me this 2nd. Day of August, 2018.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/2/22

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW, Ortale Kelley Law Firm
310 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
The Nahid Sedaghat Trust	**"NEW OWNERS"**
(Name)	(Name)
155 S. Swall Drive, Apt. 202	
(Street Address)	(Street Address)
Los Angeles, California 90048	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

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 right, title and interest to **The Nahid Sedaghat Trust, dated November 1, 2015**, hereinafter called the "**Grantee**", 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.141 on the Plan of Phase Eight Burkitt Village, SP Subdivision, 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 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 covenants, conditions and restrictions of record, zoning regulations, building restrictions, the plan of record, and any and all easements and/or rights-of-way and other matters of record, which may be applicable the subject property.

Witness my hand this 2nd. Day of August, 2018.

Kiddsroad LLC,
a Tennessee Limited Liability Company

By: _____
Fred Yazdian,
President

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said Limited Liability Company by himself as, President.

Witness my hand and official seal at Nashville, Tennessee, this 2nd. Day of August, 2018.

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/2/22

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

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
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: 5/2/22

_____
Notary Public