Karen Johnson Davidson County
Batch# 189958 DEEDQC
01/30/2019 02:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190130-0009076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 187-00-0
P/O Parcel 010.00 and 038.00

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

Affiant

Subscribed and sworn to before me this 30th. Day of January, 2019.

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:

Kiddsroad , LLC	**"NEW OWNERS"**
(Name)	(Name)
7175 Nolensville Road, Suite 207	
(Street Address)	(Street Address)
Nolensville, Tennessee 37135	
(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, **Y&H, a Tennessee General Partnership,** hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to **Kiddsroad, LLC, a Tennessee Limited Liability Company**, hereinafter called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, more fully described on **Exhibit "A"** attached hereto and made a part hereof.

Being part of the same property conveyed to Y & H Tennessee Partnership, a Tennessee General Partnership, by warranty deed from Gene H. Smith of record at Instrument No. 20051031-0131233, and conveyed to Y&H, a Tennessee General Partnership, by warranty deed from Frank A. Millraney, of record at Instrument No. 20051007-0121788, Register's Office Davidson County, Tennessee (the said Y & H Tennessee Partnership, a Tennessee General Partnership, and Y&H, a Tennessee General Partnership, are one and the same entity).

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 30 TH Day of January, 2019.

Y&H,
a Tennessee General Partnership

By: _____
Fred Yazdian, Managing General Partner

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 Managing General Partner of Y&H, a Tennessee General Partnership, the within named bargainor, and that he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general partnership, by himself as, managing general partner.

Witness my hand and official seal at Nashville, Tennessee, this 30TH Day of January, 2019.

_____
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

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.

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

My Commission Expires: 5/2/22

_____
Notary Public

EXHIBIT "A"

Tract One

Property Description for the proposed Burkitt Village, Phase Six, Section One

Being a tract or parcel of land lying in the 31st Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Mark E. Lowrance, Tennessee R.L.S. No 1660, dated May 2, 2018, as follows:

Beginning at an iron pin set on the northerly margin of Middlewick Lane (50' R-O-W) at its easterly terminus, said point being the most southeasterly corner of Lot 84 on the plan of Burkitt Village, Phase 7, Section One, of record at Instrument No. 20170210-0014146, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said plan of Burkitt Village, Phase 7, Section One, the following calls:
North 09 Degrees 25 Minutes 40 Seconds East a distance of 110.00 feet to an iron pin (new);
Thence South 80 Degrees 34 Minutes 20 Seconds East a distance of 3.23 feet to a point;
Thence North 09 Degrees 25 Minutes 40 Seconds East a distance of 20.00 feet to a point;
Thence with a curve to the right having a radius of 10.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 15.71, a chord bearing and distance of North 35 Degrees 34 Minutes 20 Seconds West, 14.14 feet to a point;
Thence North 09 Degrees 25 Minutes 40 Seconds East a distance of 50.72 feet to a point;
Thence with a curve to the right having a radius of 375.00 feet through a central angle of 17 Degrees 28 Minutes 02 Seconds, an arc length of 114.32 feet, a chord bearing and distance of North 18 Degrees 09 Minutes 40 Seconds East, 113.88 feet to a point;
Thence North 26 Degrees 53 Minutes 41 Seconds East, passing the northeasterly corner of said plan of Burkitt Village, Phase 7 at 204.37 feet, and continuing with the easterly line of Burkitt Village, Phase 8, of record at Instrument No. 20170816-0084229, Register's Office Davidson County, Tennessee, a total distance of 509.60 feet to a point;
Thence with a curve to the left having a radius of 130.00 feet through a central angle of 09 Degrees 09 Minutes 00 Seconds, an arc length of 20.76 feet, a cord bearing and distance of North 22 Degrees 19 Minutes 11 Seconds East, 20.74 feet to a point;
Thence South 73 Degrees 09 Minutes 37 Seconds East a distance of 9.54 feet to a point;
Thence North 16 Degrees 50 Minutes 23 Seconds East a distance of 190.76 feet to an iron pin set at the southeast corner of Lot 43 on the plan of Burkitt Village, Phase 9, of record at Instrument No. 20160609-0058547, Register's Office Davidson County, Tennessee;
Thence with the southeasterly line of an Open Space tract on said plan of Burkitt Village, Phase 9, North 52 Degrees 29 Minutes 55 Seconds East a distance of 255.00 feet to a point;
Thence with a new line, severing said Y & H property, the following calls:
South 13 Degrees 27 Minutes 30 Seconds West a distance of 347.16 feet to a point;
Thence with a curve to the left having a radius of 793.72 feet through a central angle of 02 Degrees 28 Minutes 21 Seconds, and arc length of 34.25 feet, a chord bearing and distance of South 77 Degrees 46 Minutes 41 Seconds East, 34.25 feet to a point;
Thence South 10 Degrees 59 Minutes 09 Seconds West a distance of 170.00 feet to a point;
Thence South 63 Degrees 06 Minutes 19 Seconds East a distance of 17.15 feet to a point;
Thence South 26 Degrees 53 Minutes 41 Seconds West a distance of 73.26 feet to a point;
Thence South 09 Degrees 44 Minutes 44 Seconds West a distance of 129.39 feet to a point;
Thence South 05 Degrees 57 Minutes 03 Seconds West a distance of 119.46 feet to a point;
Thence South 06 Degrees 59 Minutes 36 Seconds West a distance of 141.43 feet to a point;

Thence South 72 Degrees 15 Minutes 21 Seconds West a distance of 97.93 feet to a point;
Thence South 17 Degrees 44 Minutes 39 Seconds East a distance of 110.00 feet to a point;
Thence South 72 Degrees 15 Minutes 21 Seconds West a distance of 66.89 feet to a point;
Thence with a curve to the right having a radius of 375.00 feet through a central angle of 17 Degrees 33 Minutes 56 Seconds, an arc length of 114.97 feet, a chord bearing and distance of South 81 Degrees 02 Minutes 19 Seconds West, 114.52 feet to a point;
Thence South 00 Degrees 10 Minutes 43 Seconds East a distance of 50.00 feet to a point;
Thence with a curve to the right having a radius of 425.00 feet through a central angle of 03 Degrees 42 Minutes 23 Seconds, an arc length of 27.49 feet, a chord bearing and distance of North 88 Degrees 19 Minutes 31 Seconds West, 27.49 feet to a point;
Thence with a curve to the left having a radius of 25.00 feet through a central angle of 84 Degrees 06 Minutes 01 Seconds, an arc length of 36.70 feet, a chord bearing and distance of South 51 Degrees 28 Minutes 40 Seconds West, 33.49 feet to a point;
Thence South 09 Degrees 25 Minutes 40 Seconds West a distance of 12.38 feet to a point;
Thence North 80 Degrees 34 Minutes 20 Seconds West a distance of 50.00 feet to a point;
Thence North 09 Degrees 25 Minutes 40 Seconds East a distance of 10.00 feet to a point;
Thence with a curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 35 Degrees 34 Minutes 20 Seconds West, 35.36 feet to a point;
Thence North 80 Degrees 34 Minutes 20 Seconds West a distance of 69.00 feet to a point;
Thence North 09 Minutes 25 Minutes 40 Seconds East a distance of 50.00 feet to the Point of Beginning, containing 312,189 Square Feet or 7.167 Acres, more or less.

Tract Two

Property Description for the proposed Burkitt Village, Phase Six, Section Two

Being a tract or parcel of land lying in the 31st Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Mark E. Lowrance, Tennessee R.L.S. No 1660, dated May 2, 2018, as follows:

Starting at an iron pin set on the northerly margin of Middlewick Lane (50' R-O-W) at its easterly terminus, said point being the most southeasterly corner of Lot 84 on the plan of Burkitt Village, Phase 7, Section One, of record at Instrument No. 20170210-0014146, Register's Office Davidson County, Tennessee;
Thence crossing Middlewick Lane at its southerly terminus, South 09 Minutes 25 Minutes 40 Seconds West a distance of 50.00 feet to the Point of Beginning;
Thence with a new line, severing said Y & H Property, the following calls:
Thence South 80 Degrees 34 Minutes 20 Seconds East a distance of 69.00 feet to a point;
Thence with a curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 35 Degrees 34 Minutes 20 Seconds East, 35.36 feet to a point;
Thence South 09 Degrees 25 Minutes 40 Seconds West a distance of 10.00 feet to a point;
Thence South 80 Degrees 34 Minutes 20 Seconds East a distance of 50.00 feet to a point;
Thence North 09 Degrees 25 Minutes 40 Seconds East a distance of 12.38 feet to a point;
Thence with a curve to the right having a radius of 25.00 feet through a central angle of 84 Degrees 06 Minutes 01 Seconds, an arc length of 36.70 feet, a chord bearing and distance of North 51 Degrees 28 Minutes 40 Seconds East, 33.49 feet to a point;
Thence with a curve to the left having a radius of 425.00 feet through a central angle of 03 Degrees 42 Minutes 23 Seconds, an arc length of 27.49 feet, a chord bearing and distance of South 88 Degrees 19 Minutes 31 Seconds East, 27.49 feet to a point;
Thence North 00 Degrees 10 Minutes 43 Seconds West a distance of 50.00 feet to a point;
Thence with a curve to the left having a radius of 375.00 feet through a central angle of 17 Degrees 33 Minutes 56 Seconds, an arc length of 114.97 feet, a chord bearing and distance of North 81 Degrees 02 Minutes 19 Seconds East, 114.52 feet to a point;
Thence North 72 Degrees 15 Minutes 21 Seconds East a distance of 66.89 feet to a point;
Thence North 17 Degrees 44 Minutes 39 Seconds West a distance of 110.00 feet to a point;
Thence North 72 Degrees 15 Minutes 21 Seconds East a distance of 97.93 feet to a point;
Thence North 06 Degrees 59 Minutes 36 Seconds East a distance of 141.43 feet to a point;
Thence North 05 Degrees 57 Minutes 03 Seconds East a distance of 119.46 feet to a point;
Thence North 09 Degrees 44 Minutes 44 Seconds East a distance of 129.39 feet to a point;
Thence North 26 Degrees 53 Minutes 41 Seconds East a distance of 73.26 feet to a point;
Thence North 63 Degrees 06 Minutes 19 Seconds West a distance of 17.15 feet to a point;
Thence North 10 Degrees 59 Minutes 09 Seconds East a distance of 170.00 feet to a point;
Thence with a curve to the right having a radius of 793.72 feet through a central angle of 02 Degrees 28 Minutes 21 Seconds, and arc length of 34.25 feet, a chord bearing and distance of North 77 Degrees 46 Minutes 41 Seconds West, 34.25 feet to a point;
Thence North 13 Degrees 27 Minutes 30 Seconds East a distance of 347.16 feet to a point in the southerly line of Burkitt Village, Phase 9 Section One of record in Instrument No. 20160609-0058547, Register's Office Davidson County, Tennessee;
Thence with the southeasterly line of an Open Space tract on said plan of Burkitt Village, Phase 9, North 52 Degrees 29 Minutes 55 Seconds East a distance of 182.73 feet to an iron pin found

at the southeasterly corner of the Houston E. Hill property of record at Instrument No. 20041006-0120352, Register's Office Davidson County, Tennessee;
Thence with the westerly line of the Houston E. Hill property of record at Instrument No. 20050217-0018135, Register's Office Davidson County, Tennessee, South 05 Degrees 57 Minutes 16 Seconds West a distance of 111.57 feet to an iron pin (old);
Thence continuing South 81 Degrees 13 Minutes 21 Seconds East a distance of 92.00 feet to an iron pin (old);
Thence continuing South 05 Degrees 17 Minutes 02 Seconds East a distance of 154.00 feet to an iron pin (old) found at the northwest corner of the Jack A. Darden et al property of record at Instrument No. 20150724-0073163, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Darden Property,
South 04 Degrees 48 Minutes 55 Seconds East a distance of 638.69 feet to an iron pin (old);
Thence with the westerly line of the Jimmy Rice et ux Property of record in Deed Book 6460 page 532, Register's Office Davidson County, Tennessee, South 06 Degrees 59 Minutes 36 Seconds West a distance of 554.31 feet to an iron pin (old);
Thence with the westerly line of the Michael B. Dodson et ux property of record in Deed Book 10047 page 443, Register's Office Davidson County, Tennessee, South 05 Degrees 19 Minutes 03 Seconds West a distance of 367.50 feet to an old iron pin in the Davidson-Williamson County line, and being in the northerly line of the Mark W. King Property of record in Deed Book 1926, page 942, Register's Office Williamson County, Tennessee;
Thence with said Davidson-Williamson County line, North 63 Degrees 00 Minutes 00 Seconds West a distance of 747.28 feet to a point;
Thence with the easterly line of the afore-said plan of Burkitt Village, Phase 7, North 09 Degrees 25 Minutes 40 Seconds East a distance of 215.74 feet to the Point of Beginning, containing 596,519 square feet or 13.694 Acres, more or less.