Karen Johnson Davidson County
Batch# 646537 DEEDQC
06/01/2021 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210601-0072621

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 187-00-0
P/O Parcel Nos. 010.00 & 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 27th Day of May, 2021.

My Commission Expires: 5/2/2022

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
Peter Weiss, Attorney
Ortale Kelley Law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:

BURKITT VILLAGE HOMEOWNERS ASSOCIATION, INC.,
A TENNESSEE NONPROFIT CORORATION
c/o Paragon Management Group
845 Bell Road, Suite 210
P.O. Box 508
Antioch, TN 37013

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 **"Grantor"**, does hereby quitclaim and convey all of its right, title and interest hereinafter to the **BURKITT VILLAGE HOMEOWNERS ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION**, 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:

Any and all "Open Space", as described on the plan of Phase Six, Section One, Burkitt Village, as shown on Plat of record in Instrument No. 20210421-0053389, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being a portion of the same property conveyed to Kiddsroad LLC, a Tennessee Limited Liability Company, by Deed from Y&H, a Tennessee general partnership, of record in Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto effective this 27TH Day of May, 2021.

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 officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company, by himself as said President.

Witness my hand and official seal at Nashville, Tennessee, this 27TH. Day of May, 2021.

My Commission Expires: 5/2/2022

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, appeared the above licensed attorney and/or custodian of the electronic version of the attached document, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____

Notary Public

