Karen Johnson Davidson County
Batch# 915720 DEEDQC
09/12/2022 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220912-0101911

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map No.187-06-0-A
Parcel Nos. 087.00 and 089.00

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

Affiant

Subscribed and sworn to before me this 1ST. Day of ~~June~~ SEPTEMBER, 2022.

My Commission Expires: 1/11/2026

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

R&R to:

ADDRESS NEW OWNER(S) AS FOLLOWS:

Joon Properties, LLC
7175 Nolensville Road, Suite 207
Nolensville, Tennessee 37135

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 rights, title and interest to hereinafter **Joon Properties, LLC, a Tennessee Limited Liability Company**, herein after 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:

Being Lot Nos. 87 and 89 on the Plan of Burkitt Village, Phase Six, Section One, an SP Subdivision, of record in Instrument No. 20210421-0053389, 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 Deed from Y&H G.P., a Tennessee General Partnership, of record in Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property and taxes for the current year.

This is unimproved property.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 15. Day of ~~June~~ SEPTEMBER, 2022.

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 15. Day of ~~June~~ SEPTEMBER, 2022.

My Commission Expires: 1/11/2026 _____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 1, 2022.

Affiant Signature

September 12, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2022.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025