WARRANTY DEED

Karen Johnson Davidson County
Batch# 1113429 DEEDWARR
03/21/2024 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20240321-0019492

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00.

Jim Cmally
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MARCH, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/15/2025

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (SEAL)

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36787

ADDRESS FOR NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Robert Lloyd Stephens (NAME)	SAME ADDRESS AS NEW OWNER (NAME)	M/P #187-09-0A-081.00 CO
4821 Kintore Drive (ADDRESS)	(ADDRESS)	
Nolensville TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Yazdian Development Group, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Lloyd Stephens, a married man** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Burkitt Village, Phase Six, Section One of record in Instrument No. 20210421-0053389, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Kiddsroad, LLC, a Tennessee limited liability company, by Warranty Deed from Y&H, a Tennessee general partnership, of record as Instrument No. 29190130-0009076, Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on January 30, 2019.

Being the same property conveyed to Yazdian Development Group, Inc., a Tennessee corporation, by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, dated July 13, 2023 and recorded July 14, 2023 as Instrument No. 20230714-0054055, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171002-0100380; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753, Instrument Number 20130724-0076308, and Instrument Number 20150626-0061523; Quitclaim Deed for Open Space of record in Instrument Number 20210610-0072621; All matters as set forth on plat of record in Instrument Number 20210421-0053389; All matters as set forth on plat of record in Instrument Number 20210421-0053389, Register's Office for Davidson County, Tennessee; and further

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions & Charter, of Burkitt Village of record in Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494 and DCCR's in Instrument No. 20170720-0073493, Instrument No. 20171108-0114807, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No.20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675, Instrument No. 20210601-0072620, Instrument No. 20210129-0013675, Register's Office for Williamson County, Tennessee; and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes and assessments for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐ improved ☒ property known as:

4921 Kintore Drive, Lot 81, Nolensville, Davidson County, TN, 37135
Property Address

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, my hand, this 15th day of March, 2024.

Yazdian Development Group, Inc., a Tennessee corporation

BY: _____
Seth Yazdian, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the President of **Yazdian Development Group, Inc., a Tennessee corporation**, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2024.

_____
Notary Public

APRIL N. BRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/15/24 (date of document).

Affiant Signature

3/21/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of March 2024. ~~2023~~

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025