Karen Johnson Davidson County
Batch# 1126146 DEEDWARR
04/23/2024 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,182.63
20240423-0029244

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/24

TIARRA GRAYMAN (SEAL) STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36847

ADDRESS FOR NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Chandler A. Hawk and Gregory C. Higdon	SAME ADDRESS AS NEW OWNER	187-09-0A-12.00 CO
(NAME)	(NAME)	
4800 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, **SAF PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory C. Higdon and Chandler A. Hawk, husband and wife,** hereinafter called the Grantee(s), 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. 102 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 deed from Y&H, a Tennessee General Partnership, of record in Instrument No.

20190130-0009076, Register's Office for Davidson County, Tennessee, dated January 30, 2019, and recorded on January 30, 2019.

ALSO Being the same property conveyed to SAF Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, of record on March 28, 2024 in Instrument No. 20240328-0021605, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Charter and Declaration of Covenants, Conditions, and Restrictions of Burkitt Village of record in Instrument No. 20121213-0114972, 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 Davidson County, Tennessee; and any and all easements, agreements, 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 which have been prorated and assumed by the Grantee(s) herein.

BEING improved property known as:

4800 Kintore Drive, Nolensville, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, my hand, this 19th day of April, 2024.

SAF Properties, LLC, a Tennessee limited liability company

BY: _____

Fred 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 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 SAF Properties, LLC, a Tennessee limited liability company, 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 SAF Properties, LLC, a Tennessee limited liability company by himself in his capacity as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2024.

_____
Notary Public

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/19/24.

Affiant Signature – Joshua A. Terry

4/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/22/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27