Karen Johnson Davidson County
Batch# 1132405 DEEDWARR
05/08/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.13
20240508-0033931

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,900.00.

Kirsten Virden
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF MAY, 2024.

Rachel Marie Collins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-2028
(SEAL)

OAKTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36873

ADDRESS FOR NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Bridget J. Lloyd andTucker Lloyd	SAME ADDRESS AS NEW OWNER	187-09-0A-092.00 CO
(NAME) 4822 Kintore Drive	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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 **Bridget J. Lloyd and Tucker Lloyd, wife and husband**, hereinafter called the Grantee(s), and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 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 the same property being conveyed to Kiddsroad, a Tennessee limited liability company, by Quitclaim Deed dated January 30, 2019, from Y&H, a Tennessee General Partnership, recorded January 30, 2019, as Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Yazdian Development Group, Inc., a Tennessee corporation, by Quitclaim Deed dated July 13, 2023, from Kiddsroad, LLC, a Tennessee Limited Liability Company, recorded July 14, 2023, of record in Instrument No. 20230714-0054051, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Plat of record in Instrument No. 20210421-0053389; Charter of record in Instrument No. 20121213-0114972; and Covenants, Conditions and Restrictions of record in Book 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 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 which have been prorated and assumed by the Grantee(s) herein.

BEING improved property known as:

4822 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.

IN WITNESS WHEREOF, my hand, this 16th day of May, 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 Seth 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 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 16th day of May, 2024.

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

_____
Notary Public

My Commission Expires: 4-19-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/06/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/06/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 **day of** May **,** 2024 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

