WARRANTY DEED

Karen Johnson Davidson County
Batch# 1192773 DEEDWARR
10/11/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20241011-0079001

STATE OF TENNESSEE, COUNTY OF

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

Megan Crozier
Affiant

Subscribed and sworn to me on 10-9, 2024.

C. Loy Carney
NOTARY PUBLIC

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37048

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Matthew Rosen and Megan Crozier 1824 6th Avenue North Unit A Nashville, TN 37208	Guild Mortgage Co, LLC 5887 Copley Drive San Diego, CA 92111	187-09-0A-080.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto Matthew Rosen and Megan Crozier, a single man and a single woman, as joint tenants with right of survivorship, hereinafter called **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 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 same property conveyed to Kiddsroad, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 30, 2019, and recorded January 30, 2019, from Y&H, a Tennessee General Partnership, and recorded as Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

Being all of 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- 0054056, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

4819 Kintore Drive, Nolensville, TN 37135

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its 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.

WITNESS my/our hand(s) this 9th day of October, 2024.

Yazdian Development Group, Inc., a Tennessee corporation

BY: _____

Seth Yazdian, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Seth Yazdian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Yazdian Development Group, Inc., a Tennessee corporation, the within named bargainor, a corporation, and he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, this 9th day of October, 2024.

_____

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025

True Copy Certification

I, **Pam Autry,** 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 this the 9 day of October, 2024.

Affiant Signature

Date 10/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

