WARRANTY DEED

Karen Johnson
Batch # 1255037
04/02/2025 10 26 45 AM
Fees $13 00 Taxes $2,182 63

Davidson County
DEEDWARR
2 pgs

20250402-0024951

STATE OF TENNESSEE, COUNTY OF

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

Judge Fairey
Affiant

Subscribed and sworn to me on March 31, 2025

Notary Public
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

ORTALEKELLEY LAW FIRM

R & R to:

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37163

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura L. Mayfield 4820 Kintore Drive Nolensville, TN 37135	NEW OWNER	187-09-0A-093.00 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 LAURA L. MAYFIELD AND BARRY L. MAYFIELD, WIFE AND HUSBAND, 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. 93 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. 20230714-0054052, 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:

4820 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 31st day of March, 2025.

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 31st day of March, 2025

_____
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY