Karen Johnson Davidson County
Batch# 1264826 DEEDWARR
04/24/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20250424-0031685

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $599,900.00

Kirsten Virden
Affiant

Subscribed and sworn to me on April 23rd, 2025.

Rachel Marie Collins
NOTARY PUBLIC

My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

KORTALEKELLEY LAW FIRM
A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37212

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
ERIK DWAINE HENDERSON and LESLIE KUNKEL HENDERSON	NEW OWNER	187-09-0A-094.00 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, **SAF Properties, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ERIK DWAINE HENDERSON and LESLIE KUNKEL HENDERSON, Husband and Wife,** 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. 94 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, from Y&H, a Tennessee General Partnership, and recorded January 30, 2019, as Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed to SAF Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 14, 2025, from Kiddsroad, LLC, a Tennessee limited liability company, and recorded on April 14, 2025, in Instrument No. 20250414-0028252, 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:**

4818 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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 23rd day of April, 2025.

SAF PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____ Pres.

FRED YAZDIAN, PRESIDENT

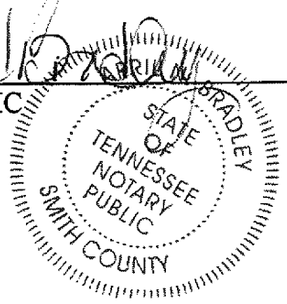
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of 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 oath, swore to and 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 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 said President.

Witness my hand and official seal this 23rd day of April, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3-25-2029



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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/24/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

