Karen Johnson Davidson County
Batch# 1286568 DEEDQC
06/18/2025 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250618-0048087

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

SR

Affiant

Subscribed and sworn to me this 16th day of June, 2025,

NOTARY PUBLIC

My Commission Expires: 3-25-2029

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37269

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Yazdian Development Group, Inc., a Tennessee corporation (NAME)	SAME ADDRESS AS NEW OWNER (NAME)	M/P # 187-09-0A-076.00CO
7175 Nolensville Road, Suite 207 (ADDRESS)	(ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kiddsroad, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of our right, title and interest to **Yazdian Development Group, Inc., a Tennessee corporation,** hereinafter called **"GRANTEE",** its successors and representatives, in and to that certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 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 by Y & H, a Tennessee general partnership, to Kiddsroad, LLC, a Tennessee limited liability company, by Warranty Deed dated, January 30, 2019 and recorded on January 30, 2019 in Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

Being **improved** property located at 4811 Kintore Drive, Nolensville, TN 37135.

This conveyance is subject to all covenants, conditions, and restrictions of record.

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 FOLLOWING PAGE]

WITNESS my/our hand(s) this 16th day of June, 2025.

Kiddsroad, LLC, a Tennessee limited liability company

BY: _____
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 Kiddsroad, 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 Kiddsroad, LLC, a Tennessee limited liability company, by himself in his capacity as said President.

Witness my hand and official seal this 16th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 3-25-2029

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 June 16, 2025. (Date of document)

April N. Bradley
Affiant Signature

June 18, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2025.

Notary's Signature

My Commission Expires: 9/28/2026

(*SEAL*)

CHERYL A. DILLON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY