Karen Johnson Davidson County
Batch# 1378402 DEEDWARR
02/09/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,552.63
20260209-0009621

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $689,900.00.

Affiant

Subscribed and sworn to me on 4th February 2026.

NOTARY PUBLIC

My Commission Expires:

ORTALEKELLEY LAW FIRM PLLC

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37437

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Said Z. Abu-Alnail 4807 Kintore Drive Nolensville, TN 37135	NEW OWNER	187-09-0A-075.00 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 SAID Z. ABU-ALNAIL, UNMARRIED MAN, hereinafter called **"GRANTEE"** his 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. 75 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 the same property conveyed by Kiddsroad, LLC, a Tennessee limited liability company, to Yazdian Development Group, Inc., a Tennessee corporation, by Quitclaim Deed dated September 17, 2025 and recorded on September 17, 2025 as Instrument No. 20250917-0074273, 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:**

4807 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 4th day of February, 2026.

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 4th day of February, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3-25-2029

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **February 4, 2026** (date of document).

Affiant Signature

February 5, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **5** day of **February**, 2**026**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202602090009621