This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25354-AP

Karen Johnson Davidson County
Batch# 1470537 DEEDQC
09/09/2026 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083590

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yazdian Development Group, Inc. 7175 Nolensville Rd, Suite 207 Nolensville, TN 37135	New Owner	187-09-0A-057-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Kiddsroad, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Yazdian Development Group, Inc., a Tennessee corporation** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 57, Phase Six, Section Two, Burkitt Village, according to survey and plat of same appearing of record in Instrument No. 20231204-0093272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Kiddsroad, LLC, a Tennessee limited liability company by Quitclaim Deed from Y&H, a Tennessee general partnership, dated January 30, 2019, recorded January 30, 2019, of record in Instrument No. 20190130-0009076, said Register's Office.

This is improved property located at: **4717 Perth Lane, Nolensville, TN 37135**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2026.

GRANTOR:

Kiddsroad, LLC
a Tennessee limited liability company

By:_____
Fred Yazdian, President

STATE OF TENNESSEE
COUNTY Of WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Yazdian, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Kiddsroad, LLC, the maker, and is authorized by maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of September, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-4-2026.

Affiant Signature — Date: 9-4-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-4-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY