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 DEEDWARR
09/09/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20260909-0083591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,900.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2026.

Notary Public
My Commission Expires: 1/24/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jake Peterson Sarah Catherine Peterson 4717 Perth Lane Nolensville, TN 37135	Liberty Financial Credit Union 1200 Forest Bridge Road Louisville, KY 40223	187-09-0A-057-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Yazdian Development Group, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jake Peterson and Sarah Catherine Peterson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 Yazdian Development Group by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, dated September 3, 2026, of record in Instrument No. _____, said Register's Office.

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

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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. 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.

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

GRANTOR:

Yazdian Development Group, Inc., a Tennessee Corporation

By: _____

Seth Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Yazdian, the within named Grantor(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 Yazdian Development Group, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

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



_____

Notary Public
My Commission expires: 1/22/2029

202609090083591

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