Karen Johnson Davidson County
Batch# 1479181 DEEDWARR
10/01/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20261001-0090638

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26212-AP

This instrument was prepared by Midtown Title LLC from information furnished by the parties and/or contained in the public records. Midtown Title LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Midtown Title LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2026.

Notary Public
My Commission Expires: _____

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fredric M. Metzger Deanna D. Metzger 6424 Paderborne Drive Hudson, OH 44236	New Owner 6424 Paderborne Dr Hudson, OH 44236	187-09-0A-076-00

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 **Deanna D. Metzger and Fredric M. Metzger, wife and husband**, 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. 76, Phase Six, Section One, Burkitt Village, according to survey and plat of same appearing of record in Instrument No. 20210421-0053389, 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 the same property conveyed to Yazdian Development Group, Inc., a Tennessee corporation by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, dated June 16, 2025, recorded June 18, 2025, of record in Instrument No. 20250618-0048087, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4811 Kintore Drive, 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 Grantee paying their prorated share thereof to the Grantor 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 30th day of September, 2026.

GRANTOR:

Yazdian Development Group, Inc.,
a Tennessee Corporation

By: Pres.
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 30th 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, Kathleen Hale McClellan, 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 9-30-24.

Date

Affiant Signature

9-30-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of September, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029