This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24244-CC

Karen Johnson Davidson County
Batch# 1269751 DEEDWARR
05/07/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20250507-0035566

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Brian Roland Krista Roland 10879 N 123rd Way Scottsdale, AZ 85259	New Owner	180-2-A-066.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith Everette Smith and Tasha Layton Smith, as Trustees of the L&L Revocable Living Trust dated May 24, 2021**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Roland and Krista Roland, Husband and Wife**, hereinafter called the Grantees, 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. 25, Section Two, The Ridge at Stone Creek Park, according to survey and plat of same appearing of record in Instrument No. 20060120-0007577, 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 Keith Everette Smith and Tasha Layton Smith as Trustees of the L & L Revocable Living Trust, dated May 24, 2021, by Warranty Deed from Sabrina Upton, dated May 25, 2021, recorded May 28, 2021, of record in Instrument No. 20210528-0072440, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1304 Beech Hollow Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025, 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.

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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 5th day of May, 2025.

GRANTOR:

L&L Revocable Living Trust dated May 24, 2021

By: _____
Keith Everette Smith, Trustee

By: _____
Tasha Layton Smith, Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Everette Smith and Tasha Layton Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of the L&L Revocable Living Trust, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2025.

_____
Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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I, Kirsten Virden, 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 5-5-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-5-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

