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# 1284918 DEEDQC
06/16/2025 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0047050

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 ARIZONA
COUNTY OF Maricopa

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

Brian Roland Krista Roland
Affiant

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

JUSTICE DEDMON
Notary Public - Arizona
Maricopa County
Commission # 645954
My Comm. Expires Apr 14, 2027

Notary Public
My Commission Expires: 10-5-2025

Address New Owner	Send Tax Bills To:	Map-Parcel Number
The BKR Family Revocable Trust 10879 N. 123rd Way Scottsdale, AZ 85259	New Owner	180-2-A-066.00

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, **Brian Neal Roland and Krista Michelle Roland, Husband and Wife,** ("Grantor") do hereby quitclaim and convey unto **The BKR Family Revocable Trust dated December 20, 2024** ("Grantee"), its successors 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. 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 Brian Roland and Krista Roland, husband and wife, by Warranty Deed from Keith Everette Smith and Tasha Layton Smith, as Trustees of the L&L Revocable Living Trust dated May 24, 2021, dated May 5th, 2025 and recorded on May 7th, 2025, of record in Instrument No. 20250507-0035566, Register's Office for Davidson County, Tennessee.

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

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 _____ day of May, 2025.

GRANTOR:

Brian Roland

Krista Roland

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian Roland and Krista Roland**, 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 executed the foregoing instrument for the purposes therein contained.

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

JUSTICE DEDMON
Notary Public - Arizona
Maricopa County
Commission # 645954
My Comm. Expires Apr 14, 2027

Notary Public
My Commission Expires: 6-5-2025

File Number: 1-24244-CC

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 05/05/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/05/2025

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

