'en Johnson
Davidson County
Batch # 1285265
DEEDQC
06/17/2025 11 58 10 AM
3 pgs
Fees $17 00 Taxes $0 00
20250617-0047537

Address New Owner:	Tax Bills to:	Map-Parcel Nos.
David Charles Roland and Karin Elizabeth Moses Roland, Co-Trustees, DKR Trust 8541 Poplar Creek Road Nashville, Tennessee 37221	New Owner	Map 154, Parcel 292
This instrument prepared by: Bradley Arant Boult Cummings LLP (LPS) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **David C. Roland and wife, Karin E. Roland,** as tenants by the entireties, ("Grantors"), by these presents hereby sell, assign and quitclaim to **David Charles Roland and Karin Elizabeth Moses Roland, Co-Trustees, DKR Trust, dated June 16, 2025** ("Grantee"), its successors and assigns, all of Grantors' entire right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 8541 Poplar Creek Road, Nashville, Tennessee 37221.

*** David C. Roland and David Charles Roland are one and the same person.**

*** Karin E. Roland and Karin Elizabeth Moses Roland are one and the same person.**

This conveyance of Grantors' interest in the Property is made expressly subject to all restrictions of record in the Register's Office for Davidson County, Tennessee, as well as all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 16th day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 11/8/2028

KATHERINE W EIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2028

Executed this 16th day of June, 2025.

David C. Roland

Karin E. Roland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine W. Eidson, the undersigned, a Notary Public in and for said County and State, the within named **David C. Roland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 16th day of June, 2025.

KATHERINE W EIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2028

Katherine W. Eidson
NOTARY PUBLIC
My Commission Expires: 11/8/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine W. Eidson, the undersigned, a Notary Public in and for said County and State, the within named **Karin E. Roland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 16th day of June, 2025.

KATHERINE W EIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2028

Katherine W. Eidson
NOTARY PUBLIC
My Commission Expires: 11/8/2028

EXHIBIT "A"

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 154, ASSESSOR'S OFFICE, AND LYING ON POPLAR CREEK IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL B' POPLAR CREEK ROAD ON THE NORTH; HAROLD L. MOSES REMAINDER ON THE EAST, SOUTH, AND WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF POPLAR CREEK ROAD (25' FROM THE CENTER), LOCATED S88°04'57"E 255.96' FROM AN IRON PIN IN THE EAST LINE OF HAROLD L MOSES AND LINDA H. MOSES PROPERTY (REF. INSTRUMENT #20010914 PAGE 0100337 R.O.D.C.), THENCE LEAVING THE ROAD AND WITH 3 NEW LINES S00°52'59"E 479.92' TO AN IRON PIN SET; THENCE N87°49'18"W 467.74' TO AN IRON PIN SET; THENCE N02°10'42"E 477.51' TO AN IRON PIN SET ON THE SOUTH MARGIN OF POPLAR CREEK ROAD S87°49'18"E 47.28' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=00°49'50"; RADIUS=13,823.14'; ARC=200.36'; TANGENT=100.18'; CHORD=S88°14'12"E 200.36' TO AN IRON PIN SET; THENCE S88°39'07"E 147.53' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=00°49'50"; RADIUS=434.06'; ARC=47.03'; TANGENT=23.54'; CHORD=S85°32'55"E 47.00' TO THE POINT BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS AND BEING A PORTION OF HAROLD L. AND LINDA H. MOSES PROPERTY AS RECORDED IN DEEDBOOK 9587 PAGE 432 AND A PORTION OF INSTRUMENT #20010914 PAGE 0100337 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED AUGUST 8, 2002.

IN FAVOR OF THE ABOVE TRACT IS A 25' INGRESS-EGRESS EASEMENT RUNNING FROM THE EAST LINE OF THE ABOVE TRACT TO THE CENTER OF POPLAR CREEK ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE ABOVE TRACT LOCATED S00°56'59"E 135.09' FROM THE NORTHEAST CORNER OF THE ABOVE TRACT THENCE WITH THE CENTER OF A 25' INGRESS-EGRESS EASEMENT S73°16'32"E 107.66' TO A POINT; THENCE N18°40'16"E 46.69' TO A POINT IN THE CENTER OF A PAVED DRIVE; THENCE N35°49'56"W 29.75' TO A POINT; THENCE N22°22'28"W 121.33' TO A POINT IN THE CENTER OF POPLAR CREEK ROAD.

Being the same property conveyed to David C. Roland and wife, Karin E. Roland, as tenants by the entireties, by Quitclaim Deed from David C. Roland dated January 23, 2006, of record in Instrument No. 20060303-0024979, Davidson County Register's Office.