Karen Johnson Davidson County
Batch# 1367629 DEEDWARR
01/08/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20260108-0001828

WARRANTY DEED

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/3/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirby Dynasty Trust dated August 14, 2025		104-02-0-053.00
(NAME) 159 W. Harper Rd	(NAME) SAME	
(ADDRESS) Roland TN 37148	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Martin Roland and Raymond Scott Roland,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirby Dynasty Trust dated August 14, 2025,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 93, Revised Map of West End Park Subdivision as shown by plat
appearing of record in Plat Book 421, Pages 82 and 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Included in the above description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee of record in Book 4822, Page 166, said Register's Office, described as follows:

Being a part of Lot 93, of Revised West End Park Subdivision as of record in Subdivision Book 421, page 82, Register's Office Davidson County, and more particularly described as follows:

Beginning at a point, said point being at the intersection of the northwest dedicated right of way line of Long Boulevard and the southwest dedicated right of way line of Parthenon Avenue; thence with the southwest dedicated right of way of Parthenon Avenue north 69 degrees west for 348.2 feet to a point; thence with the west dedicated right of way line of Parthenon Avenue north 1 degree 30 minutes east for 125.8 feet to a point; thence north 88 degrees 32 minutes west for 107.0 feet to a point in the proposed east right of way line of Interstate Route 440 and the point of beginning; thence continuing north 88 degrees 32 minutes west for 64.0 feet to a point in the former east right of way line of Tennessee Central Railway Company; thence with the former east right of way of the Tennessee Central Railway Company north 4 degrees 28 minutes east for 100.0 feet to a point; thence south 88 degrees 32 minutes east for 61.6 feet to a point in the proposed east right of way line of Interstate Route 440; thence with the proposed east right of way line of I-440 south 3 degrees 07 minutes west for 99.9 feet back to the point of beginning and containing 6,280 square feet and being part of the same parcel devised to Ruth R. Hooker and David Raymond Roland under the will of Estelle E. Roland of record in Will Book 97, page 531,

Probate Court of Davidson County, Tennessee.

The above described property is hereby condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby condemned.

Being the same property conveyed to David Martin Roland and Raymond Scott Roland by Executor's Deed from David Martin Roland and Raymond Scott Roland, Co-Executors of the Estate of Sara Martin Grafton Roland, deceased, dated June 9, 2023, of record in Instrument No. 20250204-0008295, re-recorded in Instrument No. 20250218-0011898, and corrected in Instrument No. 20250428-0032132, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3176 Parthenon Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The above described tract or parcel of land is not the Grantors' primary residence.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated; all matters appearing on the plat of record in Book 421, pages 82 and 83, of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 2025.

David Martin Roland

Raymond Scott Roland

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, David Martin Roland and Raymond Scott Roland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of December, 2025.

Notary Public
My Commission Expires: _____

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

File No.: 39857

Tennessee Certification of Electronic Document

I, Jessica Hunter, 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 12·29·25 (date of document).

J Hunter
Affiant Signature

1·6·26
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6 day of January, 2026.

Ashley Hunter
Notary's Signature

MY COMMISSION EXPIRES: 9·22·2027

NOTARY'S SEAL

