QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1388171 DEEDQC
03/04/2026 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Kendall Roley **Kelly Deanne Roley**	**New Owner**	
(NAME) **2504 Buena Vista Pk**	(NAME)	**07010006200;** **07010000400**
(ADDRESS) **Nashville, Tennessee 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MATTHEW KENDALL ROLEY AND KELLY DEANNE ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, AND SCOTT ROLEY AND LINDA ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

MATTHEW KENDALL ROLEY AND KELLY DEANNE ROLEY, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 07010006200:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, 2500 BUENA VISTA FINAL PLAT, OF RECORD IN INSTRUMENT NUMBER 20240408-0024518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW KENDALL ROLEY AND KELLY DEANNE ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, AND SCOTT ROLEY AND LINDA ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, BY QUITCLAIM DEED FROM ARG INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20240620-0046149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 07010000400:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER, ENGINEERS-SURVEYORS, AUGUST 6, 1958, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF A 50 FOOT ROAD, THE SOUTHWESTERLY CORNER OF THE 1.8 ACRES CONVEYED TO O.W. CRUMP AND WIFE BY DEED FROM W. A. FLOWERS ET AL, OF RECORD IN BOOK 2801, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD, AS FOLLOWS: SOUTHEASTERLY 32.5 FEET, SOUTHEASTERLY AND SOUTHWESTERLY AROUND A CURVE 100 FEET TO A POINT, SOUTHEASTERLY 61 FEET TO AN IRON PIN AND SOUTH 63 DEGREES 30 MINUTES EAST 392 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY BANK OF THE CUMBERLAND RIVER; THENCE NORTHEASTERLY WITH THE BANK OF THE SAME 5O FEET, MORE OR LESS, TO A POINT; THENCE NORTH 33 DEGREES 45 MINUTES WEST 537.2 FEET, MORE OR LESS, TO AN IRON PIN; THENCE SOUTH 49 DEGREES 45 MINUTES WEST 209 FEET TO THE BEGINNING, CONTAINING 2.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW KENDALL ROLEY AND KELLY DEANNE ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, AND SCOTT ROLEY AND LINDA ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, BY WARRANTY DEED FROM LYDIA A. GREENE, UNMARRIED, LYDIA A. GREENE, TRUSTEE, FOR THE BENEFIT OF THOMAS B. GREENE, JR., AND DREXSEL S. GREENE, OF RECORD IN INSTRUMENT NUMBER 20150325-0025476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **2504 Buena Vista Pike, Nashville, Tennessee 37218; and 0 Buena Vista Pike, Nashville, Tennessee 37218**

Witness our hands this the 4th day of March, 2026.

Matthew Kendall Roley

Kelly Deanne Roley

Scott Roley

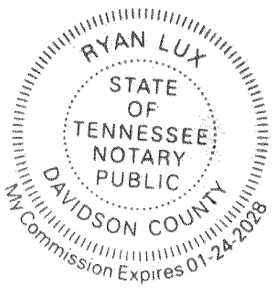
Linda Roley

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Kendall Roley, Kelly Deanne Roley, Scott Roley, and Linda Roley**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, **Ryan Lux**, 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 **3/4/26**.

Date

Affiant Signature

3/4/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **March**, 2026.

Notary's Signature

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

My Commission Expires: _____

Date

Notary's Seal (if on paper)