



METROPOLITAN HISTORICAL COMMISSION

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

To: Metropolitan Council
From: Metropolitan Historical Commission, Staff
Date: January 12, 2026
Re: BL2025-1192

An ordinance authorizing the renaming of Roehrig Court to “Magnolia Shores”. (Proposal Number 2025M-004SR-001).

The subject road, Roehrig Court, was platted in 2007 as part of Roehrig Estates (Fig. 1).¹ The owner of record was William “Bryan” Roehrig, III. According to the plat, the total area of the development was 6.2312 acres with 0.8593 acres allotted for the 46’ wide right-of-way dedication.

As a youth, Bryan Roehrig was friends with the former property owner’s grandson. The two boys and their friends enjoyed many outdoor activities on the undeveloped land, inspiring Roehrig’s childhood dream of one day owning the property himself (Fig. 2).² This dream came true in 1986 when Roehrig purchased the property from Elroy Diatkar, June D. Hardy, and Rose D. Ramsey.³ He was proud of the acquisition and enjoyed the property for camping and lake access, eventually making plans to develop the site, which he planned to call “Magnolia Shores.” Progress on the development was gradual. According to aerial images, Roehrig Court was constructed between 2007 and 2009, but housing construction did not begin until about 2015, with most residences completed between 2020 and 2022.⁴

Bryan Roehrig died intestate on June 11, 2019. His father, William B. Roehrig, Jr., was his sole heir at law.⁵ Just over a year after Roehrig’s death, the elder Roehrig died on September 25, 2020. Later that year, the executor of his estate finalized the subdivision of additional property owned by Bryan Roehrig along the west side of Roehrig Court, which was subdivided by the plat of 43B Jones Circle (Fig. 3).⁶

¹ Final Plat, Roehrig Estates Subdivision, Plat Instrument No. 20070828-0103140, recorded August 28, 2007. The plat was revised by Final Plat of First Revision of Roehrig Estates Subdivision, which shifted lot lines between lots 1 and 2 and between lots 4 and 5, Plat Instrument No. 20150921-0095440, recorded September 21, 2015.

² Andy Humbles, “Developer will build on beloved property,” *Tennessean*, Friday, April 6, 2007, P3.

³ Diatkar, Elroy, et al to William Bryan Roehrig, III, Book 7100, page 598, dated December 29, 1986, and recorded January 8, 1987 (deed of correction, Book 7203, page 767, April 15, 1987). The property was described as Lot No. 16 of the River Vista Subdivision, Village of Old Hickory, recorded August 19, 1949, in Plat Book 1424, page 118.

⁴ Nashville Parcel Viewer - <https://maps.nashville.gov/ParcelViewer/?parcelID=044070B90000CO> accessed January 11, 2026.

⁵ Affidavit of Heirship, 20200721-0080128, recorded July 21, 2020. See also,

<https://www.phillipsrobinson.com/obituaries/William-Roehrig/#!/Obituary>, accessed January 12, 2022.

⁶ Final Plat, 43B Jones Circle, Plat Instrument No. 20201223-0153255, recorded December 23, 2020. William Bryan Roehrig, Jr., conveyed the four acres, described as Part of Lot No. 17 of the River Vista Subdivision, Village of Old Hickory, to Bryan Roehrig by quitclaim deed 20180425-0038830, recorded April 25, 2018. This being the same

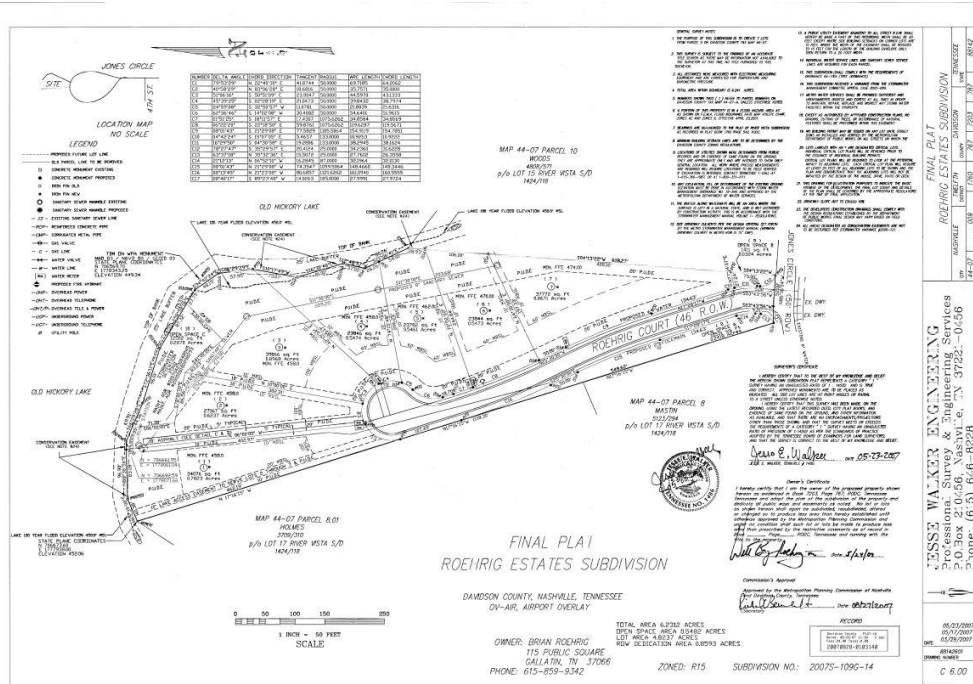


Figure 1: Final Plat Roehrig Estates Subdivision (2007). Source: Register's Office Davidson County.

Developer will build on beloved property

By ANDY HUMBLER | ahumbler@tennessean.com | 726-5939

OLD HICKORY — An attorney who plans to build seven upscale homes on Jones Circle by Old Hickory Lake has built on the undeveloped property once before.

Bryan Roehrig III has owned the approximately 6.7 acres for about 20 years. But it was as a youth when Roehrig fell in love with it.

"We would camp out there with the owner's grandson and some friends," said Roehrig, a 1971 graduate of the old Litton High School. "I used to say I was going to buy this property someday and build my house there, and they laughed at me. I'm a water person. I love being on the lake."

In 1987 Roehrig bought the property from the heirs of the Diataker estate. It's taken 20 years, but

Roehrig plans to build his own house and six more in the development where once he and friends would come to fish, swim and canoe. Roehrig and the group even built a log cabin structure for the property.

As an adult Roehrig continued using the property to camp and go jet skiing.

The development will be called Magnolia Shores. Roehrig said five of the lots will be "lake lots."

The Metro Planning Commission approved the concept plan for the project in February. The plan was also approved in October 2003 but had expired. Roehrig jokes that he's "conservative," and wants everything in order financially before he begins building.

Price ranges are all tentative with changes to construction costs one factor.



Bryan Roehrig has begun development of the wooded property that he played on as a kid. "No one has stepped foot on this land since the American Indians where here, aside from us back when we were kids," said Roehrig. LAVON DIA MAJORS / THE TENNESSEAN

Roehrig's initial estimate for his home is to be about a \$750,000 value, he said. He lives in Goodlettsville now. The remaining lots would be

about \$500,000 "are my thoughts," Roehrig said. But all prices are still tentative. An area has been cleared for a driveway. There has also been some clearing of

brush, trees and undergrowth on the property Roehrig remembers "as all forest when I was a kid."

Infrastructure work could begin soon. Roehrig said he'll begin building his home when three lots are pre-sold. He said there has been "a lot of people inquiring," about the development.

"If he does what he says he is, these are going to be some nice homes," Councilman Feller Brown said.

Roehrig is a bankruptcy attorney with a main office in Gallatin. He has several other offices, including one in Hermitage. Roehrig lives in Goodlettsville and the home where he had stayed was hit hard by last year's tornado. Roehrig is now living on a different house on the same street.

Figure 2: "Developer will build on beloved property," Tennessean, April 6, 2007.

property conveyed from Roberta M. Holmes to William B. Roehrig, III, a single man and William B. Roehrig, Jr. and wife, Sarah H. Roehrig, by deed 20110401-0025124, recorded April 1, 2011.

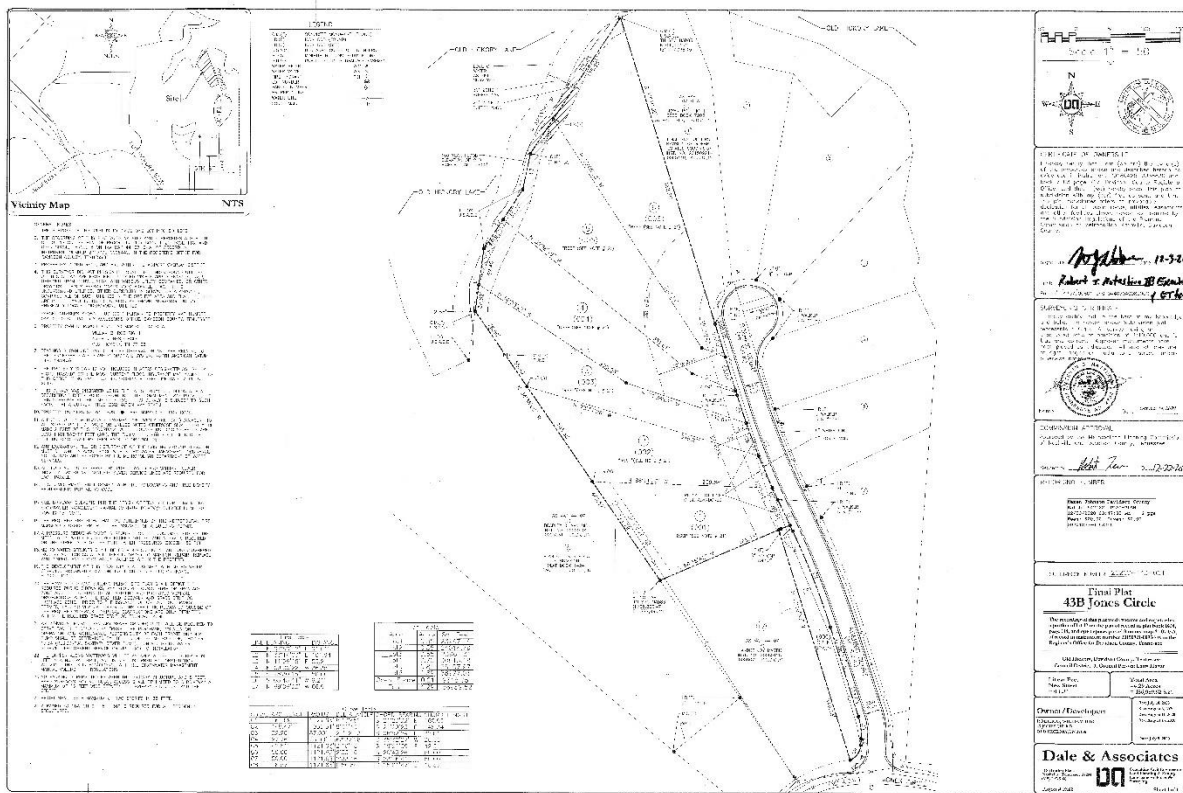


Figure 3: Final Plat 43B Jones Circle (2020). Source: Register's Office Davidson County.