Karen Johnson Davidson County
Batch# 986484 DEEDWARR
03/30/2023 07:58:30 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20230330-0022975

0321

WARRANTY DEED

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Carolyn Frances Hughes by Affiant Williams Way as attorney in fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NICOLE M. BELLOW
Notary Public - California
Los Angeles County
Commission # 2417100
My Comm. Expires Sep 20, 2026

File #23-DM-3516-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martin J. Strobel, JR and Ashley B. Strobel		
(NAME)	(NAME)	
202 Elmston Ave	New Owner	104 10 0 033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN FRANCES HUGHES, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTIN J. STROBEL, JR AND ASHLEY B. STROBEL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 26 on the Plan of Jo's Warner's Subdivision, as of record in Book 332, page 154, Register's Office for said county.

Said part of Lot No. 26 fronts 55 feet on the Northerly margin of Byron Avenue and extends back between lines 187 feet on the Westerly line and 187 feet, more or less, on the Easterly line to a dead line in the rear on which it measures 52.5 feet.

Being the same property conveyed to Robert W. Rutherford, Trustee, by Quitclaim Deed from Carolyn F. Hughes and Nellie Ward Hughes and also conveyed Robert W. Rutherford, Trustee to Carolyn Frances Hughes of record in Instrument No. 20030909-0131531, in the Register's Office of Davidson County, Tennessee, dated August 25, 2003 and recorded on September 09, 2003.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jo's Warner's Subdivision, as recorded in Book 332, Page 154; said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Deed Covenants recorded in Book 534, Page 458; said Register's Office.
* Easement for Joint Driveway, recorded in Book 5110, Page 84; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **3516 Byron Avenue, Nashville, TN 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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 my/our hand(s) this the 28th day of March, 2023.

Carolyn Frances Hughes by William Wells Rizor as attorney in fact
Carolyn Frances Hughes by William Wells Rizor, Attorney-In-Fact

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM WELLS RIZOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROLYN FRANCES HUGHES, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLYN FRANCES HUGHES.

Witness my hand, at office, this 28th day of March,2023.

Notary Signature
My commission expires: 9/20/2026

NICOLE M. BELLOW
Notary Public - California
Los Angeles County
Commission # 2417100
My Comm. Expires Sep 20, 2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28 day of March, 2023

Ernest D. Bennett, III, Affiant — Date 3-28-23

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of March, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 12, 2024