Karen Johnson Davidson County
Batch# 1021195 DEEDQC
06/30/2023 09:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230630-0050026

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Strobel Family 1212 Holdings, LLC c/o Beth Seigenthaler Courtney 3429 Hampton Avenue Nashville, TN 37215	Send Tax Bills To: New Owner 3429 Hampton Avenue Nashville, TN 37215	Tax Information Map and Parcel No.: 08213017600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ALICE STROBEL EADLER, MARTIN JEROME STROBEL, CHARLES FREDERICK STROBEL, KATHERINE MARY STROBEL SEIGENTHALER, AMY MARGARET STROBEL SEIGENTHALER, ELIZABETH BREW STROBEL SEIGENTHALER, AND MARIA VERONICA STROBEL SEIGENTHALER** (hereinafter collectively referred to as the "Grantors"), do hereby quitclaim, transfer and convey unto **STROBEL FAMILY 1212 HOLDINGS, LLC, a Tennessee limited liability company,** its successors and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property known as 1212 7th Avenue North, Nashville, Tennessee, 37208.

This property has never served as the marital residence of any of the Grantors.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument effective this 30th day of June, 2023.

GRANTORS:

ALICE STROBEL EADLER

MARTIN JEROME STROBEL

CHARLES FREDERICK STROBEL

KATHERINE MARY STROBEL SEIGENTHALER

AMY MARGARET STROBEL SEIGENTHALER

ELIZABETH BREW STROBEL SEIGENTHALER

MARIA VERONICA STROBEL SEIGENTHALER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **ALICE STROBEL EADLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of June, 2023.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **MARTIN JEROME STROBEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of June, ~~2022.~~ 2023 gp

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **CHARLES FREDERICK STROBEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of June, ~~2022.~~ 2023 gp

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **KATHERINE MARY STROBEL SEIGENTHALER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Chicago IL, _____, this the 25th day of October, 2022.

Notary Public

My Commission Expires: _____

KELVIN KAKAZU
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **AMY MARGARET STROBEL SEIGENTHALER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of June, ~~2022~~ 2023 GGP

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **ELIZABETH BREW STROBEL SEIGENTHALER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of June, ~~2022~~ 2023 GGP

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF NJ
COUNTY OF ESSEX

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **MARIA VERONICA STROBEL SEIGENTHALER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Maplewood, NJ, this the 4th day of JANUARY 2023.

JOY N. YAGID
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50079560
My Commission Expires 3/28/2023

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly one-half of the Plan of D.T. McGavock's First Addition to Nashville, as per Plan Book 10, page 608, Register's Office for Davidson County, Tennessee, fronting forty-seven and one-half (47 ½) feet on the East side of Seventh Avenue (formerly Vine Street) and extending back Eastwardly between parallel lines and at right angles to said avenue, or street, one hundred seventy-five (175) feet to an alley.

Being the same property conveyed to Martin G. Strobel and wife, Mary Catherine Strobel, by Warranty Deed from Robert W. Strobel, Mrs. Mary J. Glaser, Individually, and Mary J. Glaser, Trustee for Walter Frederick Schatz, Jr., Francis G. Strobel, and Mrs. Alice Rotella of record in Book 1140, page 645, Register's Office for Davidson County, Tennessee, dated August 10, 1943, and recorded October 10, 1943. The said Martin G. Strobel having since died on December 21, 1947, leaving Mary Catherine Strobel as the surviving tenant by the entirety, and the said Mary Catherine Strobel having since died intestate on December 9, 1986, leaving as her sole heirs Alice Strobel Eadler, Martin Jerome Strobel, Charles Frederick Strobel, and Veronica Strobel Seigenthaler, as evidenced by the Affidavit of Heirship of Mary Catherine Strobel of record in Instrument No. 20230628-0049428 Register's Office for Davidson County, Tennessee. The said Veronica Strobel Seigenthaler having since died testate on January 1, 2022, with her Last Will and Testament having been probated in Case No. 22P555, Seventh Circuit Court for Davidson County, Tennessee, and with her Last Will and Testament having devised all of her right, title, and interest in the subject real property to her daughters, Katherine Mary Strobel Seigenthaler, Amy Margaret Strobel Seigenthaler, Elizabeth Brew Strobel Seigenthaler, and Maria Veronica Strobel Seigenthaler.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/30/23 (date of document).

Affiant Signature

6/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

