Karen Johnson Davidson County
Batch# 1120196 DEEDWARR
04/08/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240408-0024774

WESLEY BLOW TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this 5th day of April, 2024. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roberth Lamer	**New Owner**	**082-09-0-182.00**
140 SW 51st Ct.		
Coral Gables, FL 33134		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Estate of Charles F. Strobel, by Elizabeth Courtney, Executrix,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberth Lamer, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the northerly 32.9 feet on the easterly park of Lot No. 58 on the Plan of D. T. McGavock's First Addition of record in Book 10, Pages 606-609, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 58 fronts 32.9 feet on the westerly side of 4th Avenue North and runs back between parallel lines, with the southerly margin of Taylor Street, 92.6 feet to a dead line.

Being all the same property conveyed to Gerald G. Patterson, Trustee by Warranty Deed from Stanley Chatman, unmarried, dated October 30, 2003, of record in Instrument No. 20031110-0164612, Register's Office for Davidson County, Tennessee. Gerald G. Patterson, Trustee, further conveyed said property to Charles F. Strobel, unmarried, by Quitclaim Deed, dated October 30, 2003, of record in Instrument No. 20031110-0164613, Register's Office for Davidson County, Tennessee. Charles F. Strobel having died, August 6, 2023, and his Will having been Probated as Case No. 23P1746, Letters Testamentary having been issued to Elizabeth Courtney, who is expressly authorized by Item IV of said Will to convey any real property owned by the Decedent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 10, Pages 606-609, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1331 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 5th day of April, 2024.

Estate of Charles F. Strobel

By: _____
Elizabeth Courtney, Executrix

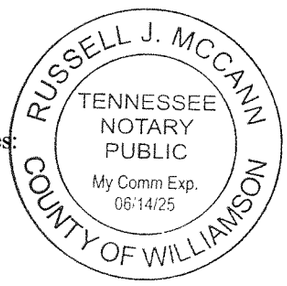
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Courtney, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who proved to me she is the Executrix of the Estate of Charles F. Strobel, Probate Case No. 23P1746, Probate Court for Davidson County, Tennessee, who further proved to me that she is authorized by the probated Will to convey the property described in this instrument and who further acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 5th day of April, 2024.

_____
Notary Signature

My commission expires:



File #: **24-72**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

4/5/24.

Date

Affiant Signature

April 5, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of April, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON