**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240848619**

Karen Johnson
Batch # 1183838
09/20/2024 09:13 AM
Fees: $13.00 Taxes: $2,142.30

Davidson County
DEEDWARR
2 pgs

20240920-0073011

Prepared by:
Record and Return To:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $579,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Perry D. Matthews<br>5632 Stoneway Trail<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>103 06 0 185.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Strobel and Frederick G. Strobel, husband and wife and Rosemary Strobel Hehn and Kathryn Strobel Knoeller and Philip E. Strobel** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Perry D. Matthews, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of BROOKSIDE COURTS ADDITION NO. 3, as of record in Book 1835, Page 107, 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 Margaret H. Strobel, an undivided 8.33% tenant in common interest, by Quitclaim Deed from Peter F. Strobel of record in Instrument No. 20170228-0019843, in the Register's Office of Davidson County, Tennessee, dated February 17, 2017 and recorded on February 28, 2017.

Being the same property conveyed to Margaret H. Strobel, Frederick G. Strobel, Rosemary Strobel Hehn, Kathryn Strobel Knoeller, Philip E. Strobel and Peter F. Strobel, by Executor's Quitclaim Deed from Frederick G. Strobel, Executor of The Estate of Bertie G. Strobel, deceased, of record in Instrument No. 20100216-0011796, in the Register's Office of Davidson County, Tennessee, dated February 8, 2010 and recorded on February 16, 2010.

Being the same property conveyed to Bertie G. Strobel and Margaret H. Strobel, both unmarried, by Warranty Deed from Frederick M. Milligan, Jr. and wife, Clara M. Milligan, of record in Book 8204, Page 471, in the Register's Office of Davidson County, Tennessee, dated September 26, 1990 and recorded on September 27, 1990. The said Bertie G. Strobel died on February 16, 2006 testate, devising his interest to Margaret H. Strobel, as to an eight and 33/100 percent (8.33%) undivided tenant-in-common interest; Frederick G. Strobel as to an eight and 34/100 percent (8.34%) undivided tenant-in-common interest; Rosemary Strobel Hehn, as to an eight and 34/100 percent (8.34%) undivided tenant-in-common interest; Kathryn Strobel Knoeller as to an eight and 33/100 percent (8.33%) undivided tenant-in-common interest; Philip E. Strobel as to an eight and 33/100 percent (8.33%) undivided tenant-in-common interest; and Peter F. Strobel as to an eight and 33/100 percent (8.33%) undivided tenant-in-common interest. See Probate Case 06P-531, Davidson County Circuit Court.

The execution of this instrument is affected by the signature of Frederick G. Strobel as Attorney-in-Fact for Rosemary Strobel Hehn, Kathryn Strobel Knoeller, Philip E. Strobel, which Power of Attorney is recorded in Instrument Numbers 20240920 0073009, 20240920 0073009, & 20240920 0073010 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.

This is improved property located at 5632 Stoneway Trail Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of September, 2024.

Margaret Strobel

Frederick G. Strobel

Rosemary Strobel Hehn by Frederick G. Strobel, as Attorney-In-Fact

Kathryn Strobel Knoeller by Frederick G. Strobel, as Attorney-In-Fact

Philip E. Strobel by Frederick G. Strobel, as Attorney-In-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Strobel and Frederick G. Strobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2024.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, Frederick G. Strobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Rosemary Strobel Hehn, Kathryn Strobel Knoeller, and Philip E. Strobel and they are authorized by Rosemary Strobel Hehn, Kathryn Strobel Knoeller, and Philip E. Strobel to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of September, 2024.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____