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

CRT File No. 210836839

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $478,300.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2021

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 704184 DEEDWARR
08/25/2021 11:59:10 AM 2 pgs
Fees: $13.00 Taxes: $1,769.71

20210825-0114859

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Irene Y. Lee-DiBenedetto, Trustee 1584 Saunders Rd Riverwoods, IL 60015	New Owner	Tax Parcel ID No. 118 06 0D 044.00

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, **Julie Boos, Trustee of the Rocky Balboa Land Trust dated August 12th, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Irene Y. Lee-DiBenedetto, as Trustee of the Irene Y. Lee-DiBenedetto Revocable Trust dated May 21, 2004**, ("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 Unit No. 44, Gale Park Single Family Homes, A Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, Amended in Instrument No. 20110311-0019705, and Scrivener's Affidavit recorded in Instrument No. 20110531-0041215, and Amended Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No. 20200327-0033394, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie Boos, Trustee, pursuant to a Trust dated August 12th, 2013, by Warranty Deed from Ryan P. Johnson and Kari A. Johnson, Husband and Wife, of record in Instrument No. 20131001-0102887, in the Register's Office of Davidson County, Tennessee, dated September 27, 2013 and recorded on October 01, 2013. Said trust is one in the same as the Rocky Balboa Land Trust dated August 12th, 2013.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gale Park, as recorded in Instrument No. 20110208-0011108.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110224-0015350, as amended by Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-0130919.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110224-0015356, as amended in Instrument No. 20110311-0019705, and Scrivener's Affidavit recorded in Instrument No. 20110531-0041215, and further amended Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No. 20200327-0033394.

Easement for Sanitary Sewer and Water Mains, recorded in Book 10131, Page 935 and Book 10131, Page 939.

Easement for Slope and Grading, recorded in Instrument No. 20041108-0134230.

Drainage, Detention, Access Road and Sign Agreement as set forth in instrument recorded in Book 9237, Page 382.

Site Development Agreement as set forth in instrument recorded in Book 9237, Page 425.

Reserve Easement and Restrictions Agreement as set forth in instrument recorded in Book 9237, Page 495.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20100810-0063194.

Memorandum of Lease recorded in Book 8246, Page 227.

This is improved property located at 128 Gale Park Lane Nashville TN 37204

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 24th day of August, 2021.

Rocky Balboa Land Trust

Julie M Boos, Trustee

BY: Julie Boos, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Boos with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Rocky Balboa Land Trust dated August 12th, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of August, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022