Karen Johnson Davidson County
Batch# 720843 DEEDWARR
09/21/2021 11:36:50 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20210921-0126678

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

CRET File No. 210836967

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

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2021.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeewoo Kim 115 Gale Park Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-06-0D-011.00 CO

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, **Bob Everts and Ginnette M. Everts, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeewoo Kim, unmarried woman,** ("Grantees"), their 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 11 , Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, corrected in Instrument No. 20110531-0041215, and further amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for said county. Reference is hereby made to the Plan of Gale Park Single Family Homes, A Condominium, for Placement of Units, as shown on Exhibit "B" on Amendment No. 4 to the Declaration of record in Instrument No. 20130306-0022201, said Register's Office, for a more complete description.

Being the same property conveyed to BOB EVERTS AND GINETTE M. EVERTS, HUSBAND AND WIFE, by deed from RAEANNE M. EVERTS, of record in Instrument No. 20151130-0120759 , dated November 25, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-06-0D-011.00 CO.

Matters shown on the Plan of record as Instrument No. 20110208-0011108, said Register's Office.

Master Deed for Gale Park Master Condominium of record as Instrument No. 20110224-0015350, amended as Instrument No. 20110311-0019706, as further amended as Instrument No. 20120508-0039772, further amended as Instrument No. 20120921-0086161 and further amended as Instrument No. 20130306-0022200 and Instrument Number 20131230-0130919, in said Register's Office.

Master Deed for Gale Park Single Family Homes of record as Instrument No. 20110224-0015356, amended as Instrument Nos. 20110311-0019705 and 20110531-0041215, further amended as Instrument No. 20120508-0039773, further amended as Instrument No. 20120921-0086162 and further amended as Instrument No. 20130306-0022201, in said Register's Office.
Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10131, page 935 and Book 10131, page 939, said Register's Office.

Drainage, Detention Access Road and Sign Agreement of record in Book 9237, page 382, said Register's Office.

Site Development Agreement of record in Book 9237, page 425, said Register's Office.

Reciprocal Easement Agreement of record in Book 9237, page 452, amended as Instrument No. 20000317-0027643, said Register's Office.

Slope and Grading Easement of record as Instrument No. 20041108-0134230, said Register's Office.

Cancellation of Easements and Restrictions of record in Book 9237, page 354, said Register's Office.

Inspection and Maintenance Agreement for Private and Stormwater Management Facilities of record as Instrument No. 20100810-0063194, said Register's Office.

Restrictions contained in Memorandum of Lease of record in Book 8246, page 227, said Register's Office.

This is improved property located at 115 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 13th day of September, 2021.

Bob Everts

Ginnette M. Everts

STATE OF IL)

COUNTY OF Tazewell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bob Everts and Ginnette M. Everts, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2021.

Notary Public

OFFICIAL SEAL
SHAHZAD A. GORAYA
Notary Public - State Of Illinois
My Commission Expires
January 08, 2024

My Commission Expires: Jan 8, 2024