PREPARED BY AND MAIL TO:

Terrence J. McKenna
30-B North Williams Street
Crystal Lake, IL 60014

Karen Johnson Davidson County
Batch# 995283 DEEDWARR
04/24/2023 09:31 50 AM 3 pgs
Fees $17 00 Taxes $0 00
20230424-0029831

STATE OF ILLINOIS
COUNTY OF McHENRY

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 TAX EXEMPT AS TRANSFER TO A REVOCABLE TRUST PURSUANT TO T.C.A. 67-4-405(3)(F)

Gregory F Keehn
Affiant

Subscribed and sworn to before me this 12 day of April, 2023.

My Commission Expires: 07-11-26

Notary Public

OFFICIAL SEAL
TERRENCE J. MCKENNA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/11/2026

Address New Owners:
The GK Resort Trust
1221 Lowe Drive
Algonquin, IL 60102

Send Tax Bills To:
Same

Map-Parcel:
053-08-1A-001.00 CO

DEED IN TRUST

THE GRANTORS, GREGORY F. KEEHN and SUSAN J. GROSSENBACH, husband and wife, of the Village of Algonquin, County of McHenry and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY AND WARRANT to GREGORY F. KEEHN and SUSAN GROSSENBACH, TRUSTEES OF THE GK RESORT TRUST DATED April 12, 2023, GRANTEE, whose address is 1221 Lowe Drive, Algonquin, Illinois 60102, all interest in the following described real estate situated in the County of Davidson, in the State of Tennessee, as more particularly described in attached Exhibit A to-wit:

Address of Property: 2101 Dabbs Avenue, Unit 10, Old Hickory, TN 37135

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No 1 on the plan of The Villas At Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas At Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No 20210305-0028847, and Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to LUCCA PROPERTIES, LLC. by deed from LAKE SHORE MANAGEMENT LLC, of record in Instrument No. 20031217-0180168, dated December 11, 2003, said Register's Office.

Being the same property conveyed to THE VILLAS AT BLUE TURTLE BAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LUCCA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200731-0 0 846 07 , dated July 30, 2020, said Register's Office.

Being the same property conveyed to GREGORY F. KEEHN and SUSAN J. GROSSENBACH by deed from THE VILLAS AT BLUE TURTLE BAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220421-0046294, dated April 21, 2022, 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 2022 and subsequent years for Map-Par. 053-08-1-001.00 CO.

Rights of others in and to party walls.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574 in Instrument No. 20210305-0028847, and in Instrument No. 20210311-0032306, and Assignment of Rights of record in Instrument No. 20200731-0084618, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20180503-0042425, said Register's Office.

This is improved property located at 2101 Dabbs Avenue, Unit 10, Old Hickory TN 37135.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seal this 12 day of April, 2023.

Gregory F. Keehn

Susan Grossenbach

STATE OF ILLINOIS)
)SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT GREGORY F. KEEHN and SUSAN J. GROSSENBACH, husband and wife, personally known to me to be the same people whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of April, 2023.

Notary Public

My Commission Expires: 07-11-26

OFFICIAL SEAL
TERRENCE J. MCKENNA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/11/2026