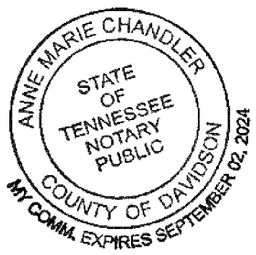
Karen Johnson Davidson County
Batch# 660491 DEEDWARR
06/21/2021 10:53:30 AM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20210621-0083175

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
USA Condos LLC	New Owner(s)	147-02-0B-014.00-CO (Tract 1), 147-02-0B-007.00-CO (Tract 2), 147-02-0B-030.00-CO (Tract 3), 147-02-0B-072.00-CO (Tract 4), 147-02-0B-090.00-CO (Tract 5), 147-02-0B-098.00-CO (Tract 6), 147-02-0B-099.00-CO (Tract 7), 147-02-0B-117.00-CO (Tract 8), & 147-02-0B-122.00-CO (Tract 9)
4205 West Irving Park Road		
Chicago, IL 60641		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER ALLEN CHURCH AND ANA MARCELA CHURCH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **USA CONDOS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Unit No. A-114 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit, as set forth in Exhibit A-1 of said Master Deed, reference is made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Tract 2:

Land in Davidson County, Tennessee, being Unit No. A-107 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit, as set forth in Exhibit A-1 of said Master Deed, reference is made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Tract 3:

Land in Davidson County, Tennessee, being Unit No.B-110 of Caldwell Court Condominiums, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6188, page 744, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed, reference is made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Tract 4:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. D-110 of Caldwell Court Condominiums, a Condominium, a Horizontal Property Regime, located on Harding Place, Nashville, Tennessee, established and described in a Master Deed recorded in Book 6188, Page 744 as amended in Instrument No. 20070509-0055551, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Caldwell Court Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6188, 744 as amended in Instrument No. 20070509-0055551, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Tract 5:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-108 as established by a Master Deed of record in Book, 6188, Page 744, Registers Office for Davidson County, Tennessee, together with the undivided percentage Interest in the common elegant appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plant of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Tract 6:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-116 as established by a Master Deed of record in Book, 6188, Page 744, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elegant appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plant of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Tract 7:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-117 as established by a Master Deed of record in Book, 6188, Page 744, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elegant appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plant of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Tract 8:

Land in Davidson County, Tennessee, being Unit No. F-115 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit, as set forth in Exhibit A-1 of said Master Deed, reference is made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Tract 9:

Land in Davidson County, Tennessee, being Unit No.F-120 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit, as set forth in Exhibit A-1 of said Master Deed, reference is made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Ana Marcela Church and Christopher Allen Church, husband and wife by Warranty deed from Christopher Keen, married of record in Instrument No. 20170209-0013559 Register's Office for Davidson County, Tennessee, dated February 08, 2017 and recorded on February 09, 2017. (as to Tract 1, 2, 8 and 9)

Being also known as 550 Harding Place A-114, 550 Harding Place A-107, 550 Harding Place F-115, Harding Place F-120, Nashville, TN 37211.

Being the same property conveyed to Ana Marcela Church and husband, Christopher Allen Church by Warranty deed from Herman Louis Page, unmarried of record in Instrument No. 20161230-0137421 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016. (as to Tract 3)

Being also known as 550 Harding Place B-110, Nashville, Tennessee 37211.

Being the same property conveyed to Ana M. Church and Christopher A. Church, wife and husband by Warranty deed from Catherina A. Watry and James R. Watry, wife and husband of record in Instrument No. 20180103-0000961 Register's Office for Davidson County, Tennessee, dated January 02, 2018 and recorded on January 03, 2018. (Tract 4)

Being also known as 550, Harding Place D-110, Nashville, Tennessee 37211.

Being the same property conveyed to Ana Marcela Church and husband, Christopher Allen Church by Warranty deed from Equity Trust Company Custodian FBO Z108932 IRA of record in Instrument No. 20150220-0014835 Register's Office for Davidson County, Tennessee, dated February 10, 2015 and recorded on February 20, 2015. (Tract 5, 6 and 7)

Being also known as 550 Harding Place E-108, Harding Place E-116, Harding Place E-117 Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2021.

Christopher Allen Church

Ana Marcela Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Allen Church and Ana Marcela Church , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022