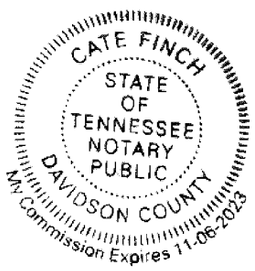
Karen Johnson Davidson County
Batch# 672715 DEEDWARR
07/08/2021 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20210708-0091860

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 2nd day of July, 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:
		147-02-0B-001.00-CO 147-02-0B-046.00-CO 147-02-0B-054.00-CO
USA Condos LLC	New Owner(s)	147-02-0B-062.00-CO
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, **CONNIE MUELLENBACH AND HUSBAND, TOM MUELLENBACH**, 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:

As to Property 1:

LAND in Davidson County, Tennessee, being Unit No, A-101, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a 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 said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums, as set forth in Exhibit A-2 of said Master Deed of record in Book 6188, Page 781, said Register's Office, for a more complete identification and description of such Unit.

As to Property 2:

Being Unit C-108, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by a 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 said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set fort in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

As to Property 3:

Unit C-116 of Caldwell Court Condominiums created under Title 66, Chapter 27. Section 101. et Seq. as amended. Tennessee Code Annotated, and 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 Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums set forth n Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

As to Property 4:

Being Unit C-124 of Caldwell Court Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a 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 said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell County Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete description of this Unit.

Being the same property conveyed to Connie Muellenbach and husband, Tom Muellenbach by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20150909-0091616 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 09, 2015. (as to Property 1)

Being also known as 550 Harding Place A-101 Nashville, Tennessee 37211.

Being the same property conveyed to Tom Mullenbach and Connie Mullenbach, husband and wife by Warranty deed from James R. Watry and Catherine A. Watry, husband and wife of record in Instrument No. 20151028-0109590 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on October 28, 2015. (as to Property 2)

Being also known as 550 Harding Place C-108 Nashville, Tennessee 37211.

Being the same property conveyed to Tom Mullenbach and Connie Mullenbach, husband and wife by Warranty deed from Jesse Zane and Kelli Zane, husband and wife of record in Instrument No. 20180105-0001951 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 05, 2018. (as to Property 3)

Being also known as 550 Harding Place C-116 Nashville, Tennessee 37211.

Being the same property conveyed to Connie Muellenbach and husband, Tom Muellenbach by Warranty deed from Marilyn M. Hahn and John M. Hahn of record in Instrument No. 20160527-0053592 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 27, 2016. (as to Property 4)

Being also known as 550 Harding Place C-124 Nashville, Tennessee 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.

The address of the herein described property is believed to be 550 Harding Place A-101, C-108, C-116 and C-124 Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 2nd day of July, 2021.

Connie Muellenbach

Tom Muellenbach

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 Connie Muellenbach and Tom Muellenbach, 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 2nd day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2021 (date of document).

Affiant Signature

7/7/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025
NOTARY'S SEAL