Karen Johnson Davidson County
Batch# 777553 DEEDWARR
12/21/2021 03:50:30 PM 5 pgs
Fees: $28.00 Taxes: $259.00
20211221-0168753

PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62215

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
USA Condos, LLC, a Florida limited liability company 4205 W. Irving Park Road Chicago, IL 60641	NEW OWNER

TAX MAP PARCEL NUMBERS: 147020B08200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$70,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Faye Bracey, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **USA Condos, LLC, a Florida limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit Apartment No. D-120 of Caldwell Court Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on Exhibit A-2 to the Master Deed of record in Book 6188, page 744, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Carolyn Faye Bracey by Warranty Deed from The Resource Foundation, Inc.,, dated January 31, 1996 and recorded on February 1, 1996 of record in Book 9934, page 150, Register's Office for Davidson County, Tennessee, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "A-2" to the Master Deed of record in Book 6188, page 744, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20150211-0012557, said Register's Office. The provisions of the condominium Master Deed of record in Book 6188, page 744, Instrument No. 20070509-0055551, Instrument No. 20071011-0120947, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Caldwell Court Condominiums of record in Book 6188, page 452 and Instrument No. 20070103+0001049, said Register's Office.

This instrument is executed on behalf of Carolyn Faye Bracey by Vivian B. Brandon pursuant to a Power of Attorney executed by her on the 13th day of August, 2021, of record in Instrument No. 20211206-0161521, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 550 Harding Place, D-120, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 2021.

Carolyn Faye Bracey by
Vivian B. Brandon Attorney in Fact

Carolyn Faye Bracey by Vivian B. Brandon, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Vivian B. Brandon** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Carolyn Faye Bracey**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2021.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $70,000.00.

Patricia Green
Affiant

Sworn and subscribed before me this 15th day of December, 2021.

Eliza Whitfield
Notary

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

My Commission Expires: 5-5-2025

EXHIBIT "A"
To
Warranty Deed

FROM: Carolyn Faye Bracey

TO: USA Condos, LLC, a Florida limited liability company

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Vivian B. Brandon, Affiant

Sworn to and subscribed before me this 15th day of December, 2021.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 12/17/2021 (date of document).

Affiant Signature

12/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025