Karen Johnson Davidson County
Batch# 795338 DEEDWARR
01/26/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20220126-0009316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211
File No.: 2022010006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
USA Condos, LLCUSA Condos, LLC, an Illinois Limited Liability Company	USA Condos, LLCUSA Condos, LLC, an Illinois Limited Liability Company	
(NAME) 4205 West Irving Park Road	(NAME) 4205 West Irving Park Road	147-02-0B-022.00 CO
(ADDRESS) Chicago, IL 60641	(ADDRESS) Chicago, IL 60641	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **ONE HUNDRED FIVE THOUSAND AND NO/100 Dollars ($105,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MELVIN D. MILLER AND wife, AMERICA M. MILLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **USA CONDOS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. B-102, together with the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6188, page 744, and amended as Instrument Nos. 20070509-0055551, and 20071011-0120947, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to MELVIN D. MILLER AND AMERICA M. MILLER, MARRIED, by deed from JAMIE HYDEN, UNMARRIED, of record in Instrument No. 20140903-0080445, dated August 28, 2014, said Register's Office.

This is improved property known as 550 Harding Pl, Apt B102, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by my hand this the 14th of January, 2022.

Melvin D. Miller

America M. Miller

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of and State of Tennessee, do hereby certify that Melvin D. Miller and America M. Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public

My Commission Expires: November 6, 2023

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

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 01/18/2022 ____ (date of document).

Affiant Signature

01/18/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of January, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025