Karen Johnson Davidson County
Batch# 906955 DEEDWARR
08/24/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220824-0095485

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $185,000.00.

Amanda Allen
Affiant

Subscribed and sworn before me this the 18th day of August, 2022.

Carmen Coats
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
USA Condos, LLC	New Owner	147-02-0B 064.00 & 094.00
4205 West Irving Park Road Chicago, IL 60641		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICK GILBERTSON, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **USA CONDOS, LLC, a Illinois Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1 (Map 147-02-0B Parcel 064.00):
A certain condominium located in Davidson County, Tennessee, being Unit D-102, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, Et seq, as amended, Tennessee code annotated, as established by a Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551, Instrument No. 20071011-0120947, and Instrument No. 20080625-0065590, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Tract 2 (Map 147-02-0B Parcel 094.00):
A certain condominium located in Davidson County, Tennessee, being Unit E-112, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, Et seq, as amended, Tennessee code annotated, as established by a Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551, Instrument No. 20071011-0120947, and Instrument No. 20080625-0065590, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Erick Gilbertson, unmarried, by deed dated 09/06/2019, from Charles T. Henson, married, of record in Instrument No. 20190911-0091821, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 550 Harding Pl D102 & E112, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 18th day of August, 2022.

Erick Gilbertson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erick Gilbertson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 08/24/2022 ____ (date of document).

Affiant Signature

08/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of August, 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