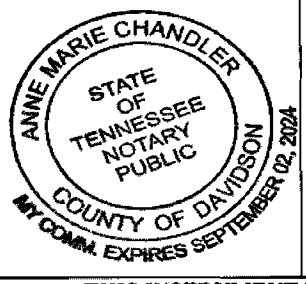
Karen Johnson Davidson County
Batch# 1120996 DEEDWARR
04/09/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20240409-0025177

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me, this the 5th day of April, 2024. Notary Public My commission expires: 09/02/24

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:
Rebar Hadi	New Owner(s)	147-02-0B-062.00-CO
260 Delvin Drive		
Antioch, TN 37013		

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, **USA CONDOS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBAR HADI**, 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:

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 a portion of the same property conveyed to USA Condos LLC, an Illinois limited liability company by Warranty Deed from Connie Muellenbach and husband, Tom Muellenbach of record in Instrument No. 20210708-0091860 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 08, 2021.

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 #C124, 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 5th day of April, 2024.

USA Condos LLC, an Illinois Limited Liability Company

By: _____
Robert Oliver, Authorized Representative

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Oliver, Authorized Representative, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of USA Condos LLC, an Illinois Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2024.

_____
Notary Public

My Commission Expires:

LOGAN MADSEN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 25, 2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 5, 2024** (date of document).

Affiant Signature

April 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25