(1)

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Construct ALL USA Inc
888 W Trimble Road
Milton, TN 37118

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 117-7-J-5.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DANIEL L SHAW AND ~~JEANNETTE~~ Jeanette JAS A SHAW, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **CONSTRUCT ALL USA INC, A TENNESSEE CORPORATION,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2023, together with allocated Parking Space No. 8 on the plan of The Kingbridge Condominiums, according to Master Deed of record in Book 7105, Page 777 and as amended in Book 7457, Page 15, to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description thereof, all being of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel L. Shaw and Jeannette A. Shaw, husband and wife, by Warranty deed from Andrew B. Camp, a single man, dated April 15, 2019, appearing of record in Instrument No. 20190418-0035828, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Master Deed of record in Book 7105, page 777, amended in Book 7457, page 15; Storm Water Detention Agreement of record in Book 6763, page 357; Amendment to By-Laws of record in Instrument No. 20051116-0138698 and in Book 9539, page 564; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CONSTRUCT ALL USA INC, A TENNESSEE CORPORATION,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 906932 DEEDWARR
08/24/2022 09:34:40 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220824-0095457

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of August, 2022.

Daniel L Shaw
DANIEL L SHAW

Jeanette A. Shaw
~~JEANNETTE~~ A SHAW
Jeanette JAS

STATE OF Nebraska)
)
COUNTY OF Clay)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DANIEL A SHAW and ~~JEANNETTE~~ A SHAW,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Clay County, T~~ennessee,~~ Nebraska this the 12 day of August, 2022.

GENERAL NOTARY - State of Nebraska
JENNIFER R. GAEDE
My Comm. Exp. May 8, 2024

Jennifer R Gaede
NOTARY PUBLIC

My Commission Expires: May 8, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

David L. Shaw

AFFIANT Jeanette A. Shaw

SWORN to and subscribed before me,
this 12th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: May 8, 2024

GENERAL NOTARY - State of Nebraska
JENNIFER R. GAEDE
My Comm. Exp. May 8, 2024