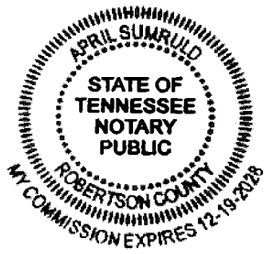
Karen Johnson Davidson County
Batch# 1234766 DEEDWARR
02/06/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20250206-0009055

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Robertson The actual consideration or value, whichever is greater, for this transfer is $479,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 31st day of January, 2025. April Sumrulid Notary Public My commission expires: 12-19-2028

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:
LEX LAND MANAGEMENT, LLC	LEX LAND MANAGEMENT, LLC	117-07-0J-005.00-CO
3211 Cypress Ridge Road	3211 Cypress Ridge Road	
Eads, TN 38028	Eads, TN 38028	

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, **CONSTRUCT-ALL U.S.A., INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEX LAND MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2023, 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 Construct All USA, Inc, a Tennessee Corporation by Warranty Deed from Daniel L Shaw and Jeanette A Shaw, husband and wife of record in Instrument No. 20220824-0095457 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 24, 2022.

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 2023 Lombardy Avenue, Nashville, TN 37215, 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 27th day of January, 2025.

Construct-All U.S.A., Inc., a Tennessee Corporation

By: _____
Jason Baxter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Baxter, 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 President of Construct-All U.S.A., Inc., a Tennessee Corporation, 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 27th day of January, 2025.

_____
Notary Public

My Commission Expires: 3-3-26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

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 January 27, 2025.

Affiant Signature

6th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028