PN: 104-02-4A-403.00

Prepared By/Mail to:
COOPER COONS, LTD.
10655 Park Run Drive
Suite 130
Las Vegas, Nevada 89144

Mail Tax Statements to:
The Battistone Family Trust
1930 Village Center Cir.
Suite 37823
Las Vegas, Nevada 89134

Karen Johnson Davidson County
Batch# 782417 DEEDQC
12/30/2021 02:52:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211230-0172063

GRANT DEED

Tax Exempt under: 67-4-409 (a)(3)(F)

THIS INDENTURE WITNESSETH: That **BRIAN BATTISTONE, unmarried, and ANGELI TRINH, unmarried, as tenants in common with right of survivorship,** for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to **BRIAN BATTISTONE and ANGELI TRINH, as Trustees of THE BATTISTONE FAMILY TRUST, dated November 30, 2021**, or their successors all of their right, title and interest in that real property situated in the County of Davidson, State of Tennessee, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO:	1. Taxes for the current fiscal year. 2. Rights of way, reservations, restrictions, easements and conditions of record.
COMMONLY KNOWN:	3102 West End Circle, APT. 403, Nashville, TN 37203
GRANTEES' ADDRESS:	THE BATTISTONE FAMILY TRUST 1930 Village Center Circle, Suite 37823, Las Vegas, NV 89134

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hand this 30th day of November, 2021.

BRIAN BATTISTONE

ANGELI TRINH

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 30th day of November, 2021 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared BRIAN BATTISTONE and ANGELI TRINH personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

DAWN M. WADDOUPS
Notary Public-State of Nevada
APPT. NO. 06-107022-1
My Appt. Expires 05-02-2022

EXHIBIT "A"

LEGAL DESCRIPTION

A certain condominium unit in Davidson County, Tennessee, being Unit No. 403 the 3102 West End Circle Condominiums as established by the Master Deed of record in instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee, said Unit 403 being shown as part of Exhibits "E-1 and E-2" of said Master Deed.

Being the same property conveyed to Brendon Curtis by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20061030-0134073, Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 30, 2006.

Being improved property known as 3102 West End Circle Apt. 403 Nashville, Tennessee 37203.

Being the same property conveyed to Brian Battistone and Angeli Trinh by deed of record in Book 20170706-0068025, Register's Office for Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $__0__.

Affiant

Subscribed and sworn before me, this 30th day of November, 2021.

Notary

DAWN M. WADDOUPS
Notary Public-State of Nevada
APPT. NO. 06-107022-1
My Appt. Expires 05-02-2022