This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16471-RR

Karen Johnson Davidson County
Batch# 851046 DEEDWARR
05/05/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $4,588.00
20220505-0051826

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,240,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2022.

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Nicholas Cousins and Nina Marie Pizans 1541 A Battlefield Drive Nashville, TN 37205	New Owner	117 08 4B 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Best Built Construction, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Nicholas Cousins and Nina Marie Pizans, as joint tenants with right of survivorship**, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. B of The 1541 Battlefield Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The 1541 Battlefield Drive, a Horizontal Property Regime, of record in Instrument No. 20201202-0139929, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Best Built Construction Inc., a Tennessee Corporation, by Warranty Deed from Cathy Gayle Young, an unmarried women, of record in Instrument No. 20200916-0106132, in the Register's Office of Davidson County, Tennessee, dated September 15, 2020 and recorded on September 16, 2020.

This is improved property located at: **1541 A Battlefield Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2022.

GRANTOR:

Best Built Construction, Inc., a Corporation

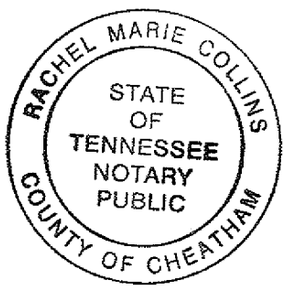
By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signor of Best Built Construction, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2022.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024



202205050051826

Certificate of Authenticity

I, Joshua A. Terry, 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 3/30/22.

Affiant Signature

4/27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/27/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON