Karen Johnson Davidson County
Batch# 910616 DEEDWARR
08/31/2022 10:04:39 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220831-0098089

THIS INSTRUMENT PREPARED BY:
MIDTOWN Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
1-16471-RR

Tax Parcel Identification Nos.:
117 08 4B 002.00

Send Tax Bills To:
Brian Nicholas Cousins and Nina Marie Pizans
1541 A Battlefield Drive
Nashville, TN 37215

CORRECTIVE WARRANTY DEED

This deed is being recorded to correct the legal description in the Warranty Deed originally recorded on May 5, 2022, in Instrument No. 20220505-0051826, Register's Office for Davidson County, Tennessee.

The legal description was inaccurately stated as:

> 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 woman, 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.

The legal description should have stated:

> A certain unit located in Davidson County, Tennessee, being known and designated as **Unit No. A** 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 woman, 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.

In order to correct said Warranty Deed, Grantor hereby restates:

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, **Best Built Construction, Inc., a Tennessee corporation,** ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **Brian Nicholas Cousins and Nina Marie Pizans, as joint tenants with rights of survivorship,** ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described as:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A 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 woman, 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 Corrective Deed on this 12 day of August, 2022.

GRANTOR:

Bust Built Construction, Inc, a Tennessee corporation,

By: _____
Chris 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 12 day of August, 2022.

Notary Public
My Commission expires: 5-7-2025

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2025

GRANTEES:

Brian Nicholas Cousins

Nina Marie Pizans

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian Nicholas Cousins and Nina Marie Pizans** 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____day of August, 2022.

Notary Public
My Commission expires:_____

AFFIDAVIT OF CONSIDERATION

I, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration paid, or value of the property transferred, whichever is greater, is $1,240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. **The applicable Recordation Tax due under T.C.A. § 67-4-409 was previously paid upon recordation of the Warranty Deed in Instrument No. 20220505-0051826, Register's Office for Davidson County, Tennessee.**

Affiant

Subscribed and sworn to before me this 25th day of August, 2022.

Notary Public
My commission expires 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commissi

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 12 day of August, 2022.

Notary Public
My Commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

GRANTEES:

Brian Nicholas Cousins

Nina Marie Pizans

STATE OF ~~TENNESSEE~~
COUNTY OF ONTARIO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian Nicholas Cousins and Nina Marie Pizans** 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of August, 2022.

Melanie van Aarde
Licensed Paralegal & Notary Public
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given. LSO #P17731

Notary Public
My Commission expires: unlimited duration

AFFIDAVIT OF CONSIDERATION

I, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration paid, or value of the property transferred, whichever is greater, is $1,240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. **The applicable Recordation Tax due under T.C.A. § 67-4-409 was previously paid upon recordation of the Warranty Deed in Instrument No. 20220505-0051826, Register's Office for Davidson County, Tennessee.**

Affiant

Subscribed and sworn to before me this 25th day of August, 2022.

Notary Public
My commission expires 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7/9/2024