Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI BM 22 1541A

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3870

Karen Johnson Davidson County
Batch# 910616 DEEDWARR
08/31/2022 10:04:39 AM 2 pgs
Fees: $13.00 Taxes: $5,060.27

20220831-0098090

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,367,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of August, 2022

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ariel Adler 1541 Battlefield Drive A Nashville, TN 37215	new owner	117-08-4B-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Brian Nicholas Cousins and Nina Marie Pizans, as joint tenants with right of surviorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ariel Adler, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, 1541 Battlefield Drive, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1541 Battlefield Drive, a Horizontal Property Regime, of record in Instrument No. 20201202-0139929, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Cathy Gayle Young, an unmarried woman to Best Built Construction Inc., a Tennessee Corporation, recorded September 16, 2020, as Instrument No. 20200916-0106132 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Best Built Construction, Inc., a Tennessee Corporation to Brian Nicholas Cousins and Nina Marie Pizans, as joint tenants with right of survivorship, recorded May 5, 2022, as Instrument No. 20220505-0051826 in Davidson County, Tennessee Register of Deeds.

Corrective Warranty Deed of record in Instrument No. 20220831-0098089 in Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1541 Battlefield Drive, A, Nashville, TN 37215

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of August, 2022.

Brian Nicholas Cousins

Nina Marie Pizans

STATE OF Province of Ontario
COUNTY OF

On this 26th day of August, 2022, before me personally appeared Brian Nicholas Cousins, and Nina Marie Pizans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2022.

Notary Signature
My commission expires:

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