**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210937364**

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson
Batch# 729258
10/04/2021 10:38:52 AM
Fees: $18.00 Taxes: $2,442.00

Davidson County
**DEEDWARR**
3 pgs

20211004-0132919

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00

Affiant

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

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nicole Piersiak<br>821 Boscobel Street<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>082-16-0-291.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason A. Butler, married, and Andrew Michael Gallagher, unmarried, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicole Piersiak**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot 112, as shown on the map entitled Williams' First Addition to Edgefield, now East Nashville, of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 112 fronts 50 feet on the Northerly side of Boscobel Street and runs back between parallel lines, with the Westerly margin of 9th Street, formerly Prisilla Street, to an alley.

Being the same property conveyed to JASON A. BUTLER and ANDREW MICHAEL GALLAGHER , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , by deed from JAMES N. HOPKINS AND RANDALL LEE PATTERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20190508-0042923 , dated May 3, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 082-16-0-291.00.

Matters shown on the Plan of record in Plat Book 21, page 45, said Register's Office.

This is improved property located at 821 Boscobel Street Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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~~ 29th day of September, 2021.

Jason A. Butler by Virginia Butler, Atty-in-fact
Jason A. Butler by Virginia Butler, his Attorney-in-Fact

Andrew Michael Gallagher, by Virginia Butler, Atty-in-fact
Andrew Michael Gallagher by Virginia Butler, his Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jason A. Butler and Andrew Michael Gallagher and that she is authorized by Jason A. Butler and Andrew Michael Gallagher to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of September, 2021.

See attached

_____
Notary Public

My Commission Expires: _____

**CALIFORNIA ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Sept 29, 2021 before me, Mona Afshar, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Virginia Butler
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MONA AFSHAR
Notary Public - California
Los Angeles County
Commission # 2241749
My Comm. Expires May 10, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed
Document Date: Sept 29, 2021 Number of Pages: 2
Signer(s) Other Than Named Above: n/a

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: Virginia Butler | Signer's Name: Virginia Butler |
| ☐ Corporate Officer – Title(s): | ☐ Corporate Officer – Title(s): |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☑ Attorney in Fact | ☐ Individual ☑ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer is Representing: Jason A. Butler | Signer is Representing: Andrew Michael Gallagher |

©2019 National Notary Association