Karen Johnson Davidson County
Batch# 909460 DEEDQC
08/29/2022 02:53:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097389

THIS DOCUMENT PREPARED BY **BRIAN S. SHELTON** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Notary Public My Commission Expires: 7/7/25

LUCY RALPH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 7, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Nicole D. Piersiak, Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022 821 Boscobel Street Nashville, TN 37206	SAME	082-16-0-291.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Nicole Piersiak**, hereinafter called the Grantor, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **Nicole D. Piersiak, Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022**, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of August, 2022.

Nicole Piersiak

Nicole Piersiak

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Piersiak, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of Aug., 2022.

Notary Public

My Commission Expires: 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

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 Nicole Piersiak by deed of record as Instrument Number 20211004-0132919, Register's Office for Davidson County, Tennessee.

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.

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