Karen Johnson Davidson County
Batch# 1030213 DEEDQC
07/25/2023 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057139

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicole D. Piersiak 821 Boscobel Street Nashville, TN 37206	New owner	082-16-0-291.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nicole D. Piersiak, Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022**, by these presents does hereby quitclaim and convey unto, **Nicole D. Piersiak, unmarried**, her successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

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 D. Piersiak, Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022 by Quitclaim Deed of record as Instrument Number 20220829-0097389, Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 29, 2022.

Being also known as 821 Boscobel Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of July, 2023.

Mason Gamers
Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of July, 2023.

Nicole D. Piersiak Revocable Trust dated August 15, 2022

By: _____
Nicole D. Piersiak, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole D. Piersiak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 24th day of July, 2023.

_____
Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Stacia T. Mills 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 July 25, 2023 (date of document).

Affiant Signature

July 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023