Karen Johnson Davidson County
Batch# 1334680 DEEDQC
10/16/2025 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251016-0082241

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicole Piersiak Steinbach 821 Boscobel Street Nashville, Tennessee 37206	NEW OWNERS	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,** by these presents does hereby quitclaim and convey unto **Nicole Piersiak Steinbach, a married woman, being one and the same person as Nicole D. Piersiak,** her heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, State of Tennesse 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.

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 from Nicole D. Piersiak, Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022, by Quitclaim Deed dated July 24, 2023, and recorded July 25, 2023, in Instrument No. 20230725-0057139, Register's Office of Davidson County, Tennessee.

Commonly known as: 821 Boscobel Street, Nashville, Tennessee 37206.

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
15th day of October 2025.

Affiant

My commission expires: 1-24-29
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of Oct. 2025.

Nicole D. Piersiak
n/k/a
Nicole Piersiak Steinbach

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, n/k/a Nicole Piersiak Steinbach**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15th day of Oct 2025.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Oct. 15. 2025.

Affiant Signature

15th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028