Karen Johnson Davidson County
Batch# 1403576 DEEDWARR
04/09/2026 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $3,552.00
20260409-0028652

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $960,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 1st day of April, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Fitzpatrick Family Trust	New Owner(s)	082-16-0-291.00
821 Boscobel Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLE PIERSIAK STEINBACH, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER SUSAN FITZPATRICK AND JOHN DAVID FITZPATRICK, TRUSTEES OF THE FITZPATRICK FAMILY TRUST DATED NOVEMBER 2, 2022**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, 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 Piersiak by Warranty Deed from Jason A. Butler, married, and Andrew Michael Gallagher, unmarried, as joint tenants with right of survivorship of record in Instrument No. 20211004-0132919 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 04, 2021.

Being the same property conveyed to Nicole D. Piersiak, Trustee of the Nicole D. Piersiak Revocable Trust dated August 15, 2022 by Quitclaim Deed from Nicole Piersiak of record in Instrument No. 20220829-0097389 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 29, 2022.

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

Being the same property conveyed to Nicole Piersiak Steinbach, a married woman, being one and the same person as Nicole D. Piersiak by Quitclaim Deed from Nicole D. Piersiak of record in Instrument No. 20251016-0082241 Register's Office for Davidson County, Tennessee, dated October 15, 2025 and recorded on October 16, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 821 Boscobel Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2026.

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 Piersiak Steinbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2026.

Notary Public

My Commission Expires: 11-8-28



Markus Steinbach, spouse of Nicole Piersiak Steinbach, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Markus 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 Markus Steinbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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 April 1. 2026

Affiant Signature

8th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2026

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