This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1191069 DEEDQC
10/08/2024 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078107

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1315 C 16th Ave S LLC 5642 Valley View Road Brentwood, TN 37027	New Owner	104080I00300CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **1315 C 16th AVE S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** does hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **1315 C 16th AVE S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A NINETY PERCENT INTEREST (90%) AND GARRETT SICKELS AS TO A TEN PERCENT (10%)** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit C of Homes at 1315 16th Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1315 16th Avenue South, a Horizontal Property Regime, of record in Instrument Number 20240723-0055209, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 1315 C 16th Ave S, LLC, by deed from Michael Hull, of record in Instrument No. 20240905-0068298, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property known as 1315 C 16th Ave. S. Nashville, TN 37212

Witness my hand this 7th day of October, 2024

1315 C 16TH AVE S, LLC

BY: _____

VINCENT BIEGEL, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Vincent Biegel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of 1315 C 16th Ave S, LLC, the within named bargainor, a partnership, and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as member.

Witness my hand and seal this 7th day of October, 2024.

_____

Notary Public

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

_____

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2024.

_____

Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

10/8/2024

Tennessee Certification of Electronic Document

I, Laura FRIEL (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White (Notary's Name), a notary public for this county and state, Laura Friel (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON