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

Karen Johnson
Batch # 1202236
11/06/2024 09:09:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241106-0086150

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, **GARRETT SICKELS** 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** 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 as to a ninety percent (90%) interest and Garrett Sickels as to a ten percent (10%) interest, by deed from 1315 C 16th Ave S, LLC, of record in Instrument No. 20241008-0078107, 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 4 day of November, 20 24

GARRETT SICKELS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Garrett Sickels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4 day of November, 2024.

Notary Public

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

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4 day of November, 2024.

Notary Public

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