Karen Johnson Davidson County
Batch # 1338978 DEEDQC
10/28/2025 10 37 36 AM 2 pgs
Fees $12 00 Taxes $0 00
20251028-0085616

This Instrument Prepared By and Return to
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
Vincent Biegel 5642 Valley View Road Brentwood, TN 37027	New Owner	104-08-0I-003.00-CO

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,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Vincent Biegel,** 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 part of the same property conveyed to Robert John DiPiero and wife, Leslie Tomasino Dipiero by Warranty Deed from L & R Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20070514-0057504 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 14, 2007.

Being a portion of the same property conveyed to Red Bandana Music, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert John DiPiero and wife, Leslie Tomasino DiPiero of record in Instrument No. 20160415-0036495 Register's Office for Davidson County, Tennessee, dated April 1, 2016 and recorded on April 15, 2016.

Being a portion of the same property conveyed to Michael Hull, a Married Man by Warranty Deed from Red Bandana Music, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240905-0068294 Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on September 5, 2024.

Being the same property conveyed to 1315 C 16th Ave. S., LLC, A Tennessee Limited Liability Company by Warranty Deed from Michael Hull, a Married Man of record in Instrument No. 20240905-0068298 Register's Office for Davidson County, Tennessee, dated September 3, 2024 and recorded on September 5, 2024.

Being the same property conveyed to 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%) by Quitclaim Deed from 1315 C 16th Ave S, LLC, a Tennessee limited liability company of record in Instrument No. 202410080078107 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 08, 2024.

Being the same property conveyed to 1315 C 16th Ave S, LLC, a Tennessee limited liability company by Quitclaim Deed from Garrett Sickels of record in Instrument No. 202411060086150 Register's

Office for Davidson County, Tennessee, dated November 04, 2024 and recorded on November 06, 2024.

Being also known as 1315 C 16th Ave S., Nashville, TN 37212.

Witness my hand this 24th day of October, 2025

1315 C 16TH AVE S, LLC

BY VINCENT BIEGEL, 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 Member of 1315 C 16th Ave S, LLC, and that he as such Member of 1315 C 16th Ave S, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of 1315 C 16th Ave S, LLC

Witness my hand and official seal this 24th day of October, 2025

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2025

Notary Public

Commission expires

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025