Karen Johnson Davidson County
Batch # 1348178 DEEDQC
11/20/2025 09 40 11 AM 2 pgs
Fees $12 00 Taxes $0 00
20251120-0092564

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

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	104080I00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **VINCENT BIEGEL, MARRIED** do 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 Vincent Biegel by Quitclaim Deed of record in Instrument No. 20251028-0085616, Register's Office for Davidson County, Tennessee.

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

This property is not the marital residence of the grantor herein named

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

Witness my hand this 19th day of November, 2025

VINCENT BIEGEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Vincent Biegel, with whom I am personally acquainted and who, upon oath, executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 19th day of November, 2025

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

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 19th day of November, 2025

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029