VT230900104

Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

Name and Address of New Owner:
Rehab Collab, LLC
801 Beth Dr.
Nashville, TN 37206

Karen Johnson
Batch # 1338152
10/24/2025 10 16 20 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251024-0084687

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Venture Law, PLLC/lgh
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 072-15-1R-002 00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Jared Pineda and Jenna Pineda, husband and wife,** "the Grantors," convey and quitclaim unto **Rehab Collab, LLC, a Tennessee limited liability company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 2616 Pennington Avenue, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20230829-0067615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Robert Drimmer, a married man by Warranty Deed from William Patrick Martin, unmarried of record in Instrument No. 20220614-0067629 Register's Office for Davidson County, Tennessee, dated June 07, 2022 and recorded on June 14, 2022
>
> Being a portion of the same property conveyed to Thomas Jared Pineda and Jenna Pineda, husband and wife by Warranty Deed from Robert Drimmer, a married man of record in Instrument No. 20241203-0093731 Register's Office for Davidson County, Tennessee, dated December 02, 2024 and recorded on December 03, 2024

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 22 day of October, 2025.

_____(SEAL)
Thomas Jared Pineda

_____(SEAL)
Jenna Pineda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of October, 2025, before me personally appeared Thomas Jared Pineda and Jenna Pineda, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of October, 2025.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

_____
Notary Signature
My commission expires: May 8. 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of October, 2025

_____
Notary Signature
My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027