WARRANTY DEED

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

VT2509001/04

File No EM-25-11348

Karen Johnson
Batch # 1338152
10/24/2025 10 16 20 AM
Fees $13 00 Taxes $2,216 30

Davidson County
DEEDWARR
2 pgs

20251024-0084688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000 00

Affiant

CRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day ober, 2025

Notary Public

MMISSION EXPIRES

(AFFIX SEAL)

GAIL C VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires NOVEMBER 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Grace Baron and Mitchell Baron	Grace Baron and Mitchell Baron	
(NAME) 2616B Pennington Avenue	(NAME) Same	072-15-1R-002 00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rehab Collab, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace Baron and Mitchell Baron, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

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.

Being further conveyed to Rehab Collab, LLC, a Tennessee limited liability company, by Quitclaim Deed from Thomas Jared Pineda and Jenna Pineda, husband and wife, dated 10-24 **and recorded at Instrument No.** 20251024-0084687 **, Register's Office for Davidson County, Tennessee.**

This is property more commonly known as 2616B Pennington Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand this 22nd day of October, 2025.

Rehab Collab, LLC, a Tennessee Limited Liability Company

By: _____
Thomas Jared Pineda, Member

By: _____
Jenna Pineda, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2025, before me personally appeared Thomas Jared Pineda and Jenna Pineda, Members of Rehab Collab, LLC, 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 22nd day of October, 2025.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County