Karen Johnson Davidson County
Batch# 1387876 DEEDQC
03/04/2026 08:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260304-0017031

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1737 Pecan 5 LLC	**1737 Pecan 5 LLC**	**081024F01600CO**
5815 West Manchester Avenue Los Angeles, CA 90045	**5815 West Manchester Avenue Los Angeles, CA 90045**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18 day of February, 2026, the undersigned, **JENNALYN VILLAFUERTE ACERON AND CHRISTIAN MULLEN,** as Joint Tenants with Right of Survivorship (collectively, the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **1737 PECAN 5 LLC,** a limited liability company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1737 PECAN STREET #5, NASHVILLE, TENNESSEE 37208**, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 16, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is planned unit development, of record as Instrument No. 20180402-0030422, Register's Office for Davidson County,

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Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennalynn Villafuerte Aceron, a single person, and Christian Mullen, a single person, as joint tenants with right of survivorship, by Quitclaim Deed dated April 16, 2023, from Joseph P. Feeny and Donna Feeney, a married couple, recorded on May 9, 2023, and of record as Instrument No. 20230509-0034503, in the Davidson County Register of Deed's Office.

This improved property more commonly known as 1737 Pecan Street #5, Nashville, Tennessee 37208.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 18 day of February, 2026.

GRANTOR: JENNALYN VILLAFUERTE ACERON

SIGNER: Jennalyn Villafuerte Aceron

GRANTOR: CHRISTIAN MULLEN

SIGNER: Christian Mullen

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jennalyn Villafuerte Aceron**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this ___ day of February, 2026.

_____ _____

Notary Public My Commission Expires

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christian Mullen**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this ___ day of February, 2026.

_____ _____

Notary Public My Commission Expires

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 02/18/2026 before me, JOSE BECERRA, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jennalyn Villafuerte Acevron and Christian Mullen,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSE BECERRA
Notary Public - California
Los Angeles County
Commission # 2405599
My Comm. Expires May 25, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 02/18/2026 Number of Pages: 3
Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jennalyn VillaFuerte Acevron	Signer's Name: Christian Mullen
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: self	Signer is Representing: self

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Tennessee Certification of Electronic Document

I, Grover C. Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 18, 2026.

Affiant Signature

2/18/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

