Prepared by
Biltmore Title LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

Karen Johnson
Batch # 1314649
08/26/2025 08 23 05 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250826-0068035

QUITCLAIM DEED

Address of New Owner:
Juan Silva
Ma Teresa Ventura Villar
3630 Trail Hollow Lane
Nashville TN 37189

Send Tax Bills to:
SAME

Map-Parcel:
050-00-0-115

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Juan Silva, married man,** does hereby quitclaim and transfer to **Juan Silva and Ma Teresa Venture Villar, husband and wife,** , all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

A Tract of Land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc. Job No 83-054, as follows:

To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J.D. Southerland by deed of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C.W Cone and wife, by deed as of record in Book 1847, Page 522, said Register's Office, Proceed: N10°46'51" E525.15 feet to an iron pin; the point of being; thence, N10°46'51" E600.70 feet to an iron pin, thence N 80°42'15" W487.28 feet to an iron pin; thence N33°51'47" W41.10 feet to an iron pin; thence N59°22'49" E699.70 feet to a point in the center of a 50' private drive; thence, southeastwardly with the center of said drive an 800.00 foot curve to the left 107.00 feet, said curve has a chord bearing and distance of S41°16'49" E106.92 feet; thence, S45°06'43" E134.38 feet; thence with a 340.00 foot radius curve to the right 159.31 feet, said curve has a curve bearing and distance of S31°41'19" E157 86 feet; thence with a 2462.20 foot radius curve to the left 375.57 feet, said curve has a chord bearing and distance of S22°38'11" E375.20 feet, thence, S27°00'18" E4.01 feet; thence, leaving said drive S56°33'36" W725.75 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Juan Silva, married man by quitclaim deed from Giovanni Silva, unmarried man dated August 18, 2025, of record in Instrument No. 20250826-0068034, said Register's Office.

**** This instrument was prepared by information provided by the parties****

This is improved property known as. **3630 Trail Hollow Lane, Nashville TN 37189**

In Witness Whereof, the undersigned has executed this Quitclaim Deed
On this 18th day of August 2025.

Juan Silva

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Juan Silva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 18th day of August, 2025.

Tammy L Potts
Notary Public

My Commission expires: 7/15/28

TAMMY L POTTS
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 18th day of August, 2025.

Tammy L Potts
Notary Public

My Commission Expires: 7/15/28

TAMMY L POTTS
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY