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

20250826-0068036

QUITCLAIM DEED

Address of New Owner:
Juan Silva
Ma Teresa Ventura Villar
329 Hillcrest Drive
Madison TN 37115

Send Tax Bills to:
SAME

Map-Parcel:
052-02-0-231.00

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 J. Silva-Tinoco, married,** does hereby quitclaim and transfer to **Juan J. Silva-Tinoco and Ma Teresa Ventura 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:

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of Rainbow Terrace, Section 4 (not of record), last described in Book 2240, Page 573, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description

Being the same property conveyed to Juan J. Silva-Tinoco, married by Warranty Deed from HSBC Bank USA, National Association, as Trustee in trust for the registered holders of ACE Securities Corp Home Equity Loan Trust, Series 2006-NC-3, Asset Backed Pass Through Certificates dated 4/21/2016 , of record in Instrument No. 20160503-0043253, said Register's Office.

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

This is improved property known as: **329 Hillcrest Drive, Madison TN 37115**

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

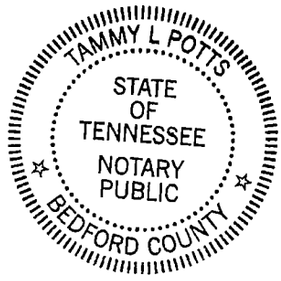
Juan J. Silva-Tinoco

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Juan J. Silva-Tinoco**, 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

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

