Karen Johnson Davidson County
Batch# 1416812 DEEDQC
05/06/2026 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040894

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Shaila Romo Silva
AFFIANT

Subscribed and sworn to before me this 06 day of May, 2026.

NOTARY PUBLIC

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____

Address New Owners as Follows:
Shaila Romo Silva
2126 Jade Drive
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map-Parcel:
095140057[illegible]

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Marvin Silva Rubio,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest in the hereinafter described property to **Shaila Romo Silva,** Grantee. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 52, on the plan of Elm Hill Acres, Section 1, of record in Plat Book 2331, page 67, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marvin Silva Rubio, by Quitclaim Deed, dated 6/02/2023, from Marvin Silva, of record as Instrument 20230602-0042038, Register's Office for Davidson County, Tennessee.

Said property having the street address of 2126 Jade Drive, Nashville, TN 37210.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 06 day of May, 2026.

Marvin Silva Rubio

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Marvin Silva Rubio**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 6 day of May, 2026.

Notary Public

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires:_____

Certificate of Authenticity

I, Russell T. McCann, 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 the

6 day of May, 2026.

Affiant Signature

5/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2026.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)