THIS INSTRUMENT PREPARED BY (and return to):
STACEY A. TERRAL, ATTORNEY
1740 Old Fort Parkway, #1342,
Murfreesboro, Tennessee 37129

Karen Johnson Davidson County
Batch # 1358601 DEEDQC
12/16/2025 12:09:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251216-0099974

FROM: FRANCISCO MORALES

TO: ALBERTO CALZADA MORALES

ADDRESS NEW OWNER:
Alberto Calzada Morales
119 Brenda Lane
Antioch, Tennessee 37013

MORTGAGEE:
None

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
119-07-0-125 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, **FRANCISCO MORALES**, and his heirs and assigns, hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **ALBERTO CALZADA MORALES**, hereinafter called the Grantee, all of their collective rights, title and interest in and to the following described certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 4, 5 and 6, Glenrose Acres of record in Plat Book 5190, Page 68, 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 the same property conveyed to Francisco Morales, married, from Wolfe Real Estate LLC, A Tennessee Limited Liability Company by Warranty Deed of Record in Instrument No. 20250731-0060582, dated July 28, 2025 and recorded on July 31, 2025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3314, Page 404, in the Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Any and all encumbrances and easements and restrictions as shown of record not stated herein.

This is improved property known as 2520 Glenrose Avenue, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, I have hereunto set my hand this 30 day of Sept, 2025.

FRANCISCO MORALES

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCISCO MORALES**, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed.

Witness my hand and official seal this 30 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: My Commission Expires December 19, 2026

TROY A. WALTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is NONE.

FRANCISCO MORALES

Witness my hand and official seal this 30 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: My Commission Expires December 19, 2026

TROY A. WALTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATEMENT OF ACTUAL CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Rutherford

I, **STACEY A. TERRAL**, the undersigned Affiant, do hereby make oath that I am a licensed attorney acting as the Grantee's agent, and I hereby certify that:

The actual consideration or true value, whichever is greater, for this transfer is $0.00 (ZERO DOLLARS/NONE).

Stacey A. Terral

Affiant Signature

12-16-25

Date

Witness my hand and official seal this 16th day of December, 2025.

Shayla Woods

NOTARY PUBLIC

My Commission Expires: 4-21-29

Notary Seal:

