Karen Johnson Davidson County
Batch # 1358601 DEEDQC
12/16/2025 12:09:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251216-0099975

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

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:
043-07-0-039.00

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. 58 on the Plan of Anderson Estates, not of record, according to a survey made by Anderson and Gee Surveyors dated August 5, 1946 and described as follows:
>
> Beginning at a point in the Easterly margin of McArthur Drive; thence East 136 feet being the line between Lots 57 and 58, of said unrecorded plan, thence South 65 feet to a point, thence West 136 feet to a point; thence North 65 feet running with the margin of said McArthur Drive to the point of beginning.
>
> Being the same property conveyed to Francisco Morales, a married man, by Warranty Deed from Brian Ellwood, a married man, dated June 14, 2024 and recorded June 18, 2024 in Instrument No. 20240618-0045470, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, encumbrances, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 325 McArthur Drive, Madison, Tennessee 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of agust, 2025.

FRANCISCO MORALES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 4th day of August, 2025.

Naveen Agrawal
NOTARY PUBLIC

My Commission Expires: March 26th, 2029

NAVEEN AGRAWAL
Notary Public
Williamson County, State of Tennessee
My Commission Expires March 26, 2029

NAVEEN AGRAWAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

FRANCISCO MORALES

Witness my hand and official seal this 4th day of August, 2025.

Naveen Agrawal
NOTARY PUBLIC

My Commission Expires: March 26th, 2029

NAVEEN AGRAWAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAVEEN AGRAWAL
Notary Public
Williamson County, State of Tennessee
My Commission Expires March 26, 2029

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:

