Karen Johnson
Batch # 1358601
12/16/2025 12:09:05 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251216-0099976

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 12 0 040.00

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 and improvements in Davidson County, Tennessee, being Lot No. 38 of Block B on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Quit Claim Deed from Francisco Morales into Francisco Morales, dated September 30, 2022, filed for record on November 17, 2022, and recorded in Instrument No. 20221117-0122402, Register's Office, Davidson County, Tennessee.

This is improved property known as 131 Eagan Cir., Madison, Tennessee 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of August, 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 6th 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:

