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

Karen Johnson
Batch # 1358601
12/16/2025 12:09:05 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251216-0099977

FROM: FRANCISCO MORALES GONZALES

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:
075-14-0-019

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 GONZALEZ**, 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. 143 on the Plan of Hermitage Estates of record in Plat Book 3300, Page 70 and 71, 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 Rebuilt Realty, LLC by Warranty Deed from John Michael Bodie Rucker and Lenora Irene McCord, dated September 4, 2020 and recorded September 8, 2020 as Instrument No. 20200908-0102242, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Franscisco Morales Gonzales, a married man, by Warranty Deed from Rebuilt Realty, LLC, a Limited Liability Company, dated September 9, 2020 and recorded September 9, 2020 as Instrument No. 20200909-0102628, Register's Office for Davidson County, Tennessee.

This is improved property known as 8202 Gordon Ln., Hermitage, Tennessee 37076.

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 GONZALEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCISCO MORALES GONZALEZ**, 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 GONZALEZ

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

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).

Affiant Signature

12-16-25
Date

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

NOTARY PUBLIC

My Commission Expires: 4-21-29

Notary Seal:

SHAYLA WOODS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY