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
20251216-0099978

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:
107-13-0-060.00

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 Wilson County, State of Tennessee, described as follows, to wit:

> Land and improvements in Davidson County, Tennessee, being Lot No. 308, Micro Meadows Subdivision, Second Addition, as shown on plat of record in Plat Book 1424, page 112, amended in Plat Book 1780, page 246, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description thereof.
>
> Being the same property conveyed to Farokh Fani by Special Warranty Deed from Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/n/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan AssetBacked Certificates, Series 20023, dated 09/02/2011 and recorded 09/15/2011, of record in Instrument No. 201109150071541, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all encumbrances, easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of the closing and assumed by the Grantee herein.

This is improved property known as 1215 Coarsey Dr., Nashville, Tennessee 37217.

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 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
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).

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:

