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
20251216-0099980

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:
119-06-0-153.00

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. 70 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, Page 113, 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, a married man, by Warranty Deed from Jeffrey D. Booher, unmarried, of record in Instrument No. 202111207-0161935 Register's Office for Davidson County, Tennessee, dated December 2, 2021 and recorded on December 7, 2021.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4168, Page 799, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1732, Page 541, in the Register's Office for Davidson County, Tennessee.

- Any and all existing encumbrances, easements and restrictions shown of record not stated herein.

This is improved property known as 55 Peachtree St., Nashville, Tennessee 37210.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of agst, 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:

