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
20251216-0099981

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:
148 16 0 090.00

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 GONZALES**, 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey dated October 2, 1978, as follows:
>
> Land in Davidson County, Tennessee, described by a Mortgage Loan Inspection of Campbell, McRae & Assocs. Surveying, Inc., dated 09-30-94, as follows: Beginning at a point in the southerly boundary of Debra Heights, Section 2, at the northeast corner of the subject tract; thence S. 2 degrees 51 minutes W, 150 feet to a point; thence along the northerly margin of Reeves Road, N. 87 degrees 23 minutes W, 65 feet to as point; thence S. 81 degrees 31 minutes 50 seconds E, 55 feet to the point of beginning.
>
> BEING the same property conveyed to Franscisco Morales Gonzales, a married person, by Warranty Deed from Charlie Mark Shannon, married, dated November 20, 2019 and recorded November 21, 2019 in Instrument No. 20191121-0120466 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all

matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 850 Reeves Rd., Antioch, Tennessee 37013.

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

FRANCISCO MORALES GONZALES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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:

