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 4 pgs
Fees: $22.00 Taxes: $0.00
20251216-0099982

FROM: FRANCISCO MORALES GONZALEZ and ANGELICA REYES 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:**
Parcel ID: 15006010900

## 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 wife, **ANGELICA REYES MORALES**, their 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. 33 on the Plan of Section One, Towne Village of the Country, of record in Book 5200, Page 55 and 56, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Francisco Morales Gonzalez and wife, Angelica Reyes Morales, by Warranty Deed from Santiago Delarosa, married dated November 30, 2015 and recorded December 1, 2015 in Instrument No. 20151201-0121054, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Restrictive Covenants of record in Book 5289, Page 687, Register's Office for said County;
- All current and subsequent taxes due but not yet paid;
- All matters appearing on the Plan of record in Book 5200, Page 55 and 56, Register's Office for said County; and

- Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, encumbrances, easements and rights of way for public utilities.

This is improved property known as 3100 Towne Village Rd., Antioch, Tennessee 37013.

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 26, 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

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

**ANGELICA REYES MORALES**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELICA REYES MORALES**, with whom I am personally acquainted or who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she 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 26, 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.

**ANGELICA REYES 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).

**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:

