Karen Johnson Davidson County
Batch # 1358601 DEEDQC
12/16/2025 12:09:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251216-0099983

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

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:
Parcel ID: 16209001800

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. 12 on the Plan of Cedarwood, Section VI, of record in Plat Book 5200, Page 196, Register's Office for said County, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Francisco Morales, married, of record in Instrument 20161031-0114788, said Register's Office, recorded on October 31, 2016.
>
> This conveyance is subject to Restrictive Covenants of record in Book 5497, Page 397, Register's Office for said County.
>
> This conveyance is made subject to: (1) All taxes for the year 2025 and subsequent years, not yet due and payable; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 196, said Register's Office; and (3) 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 605-607 Cedar Ct., Nashville, Tennessee 37211.

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).

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:

