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
20251216-0099984

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:
Tax Parcel ID#: 162 09 0 082.00

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 and improvements in Davidson County, Tennessee, being Lot No. 3A Hickory View, Section Two, of record in Book 5800, Page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Francisco Morales by Warranty Deed dated October 25, 2021 from Gulf, LLC Eulala Series, a Delaware Limited Liability Company, and recorded October 27, 2021 in Instrument No. 20211027-0144353, Register's office for Davidson County, Tennessee.

This conveyance is subject to all of the following:

- Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, restrictions, encumbrances, easements, utility easements or rights of way for public utilities that appear in the appropriate public record;
- Taxes for the year 2025 and subsequent years, not yet due and payable;
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tenn. Code An., Secs. 67-5-603, et seq.;

- Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Lot 3, 4, 5 & 6 Hickory View, Section Two, as recorded in Plat Book 5800, Page 371.; and
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6235, Page 58.

This is improved property known as 5531 Eulala Dr., 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:

