Karen Johnson Davidson County
Batch# 1410266 DEEDQC
04/23/2026 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260423-0033667

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 60,000 - .

Arturo Zapor Morales
AFFIANT

Subscribed and sworn to before me this

22 day of April, 2026.

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires:

NOTARY PUBLIC

Address New Owners as Follows:
Fabiola Zapor Morales
5032 Colemont Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel:
162-2-196.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, I, **ARTURO MORALES, an unmarried man,** Grantor, hereby quitclaim and convey all of my undivided right, title and interest in the hereinafter described property to **FABIOLA ZAPOR MORALES and JOSE ALBERTO MELO, wife and husband,** Grantees. Said property is described as follows:

Land in Davidson County, Tennessee being Lot No. 198 on the Plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all of the same property conveyed to Concepcion Nava by Warranty Deed from Jerry W. Chrisman and wife, Sandra F. Chrisman, of record as Instrument # 20010424-0040242, Davidson County, Tennessee; said property having been further conveyed by Quitclaim Deed from Concepcion Nava to Arturo Morales, of record as Instrument # 20130104-0001248, Davidson County, Tennessee.

Said property having the street address of 5032 Colemont Drive, Antioch, TN 37013.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search. Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22nd day of April, 2026.

Arturo Morales

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Arturo Morales, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 22 day of April, 2026.

Notary Public My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell T. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the

22 day of April, 2026.

Affiant Signature

4-22-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2026.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)