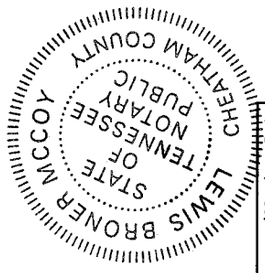
Karen Johnson Davidson County
Batch# 1257669 DEEDQC
04/11/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250411-0026908



STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF April, 2025.

NOTARY PUBLIC

My Commission expires: 7/25/26

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25030055

Address of New Owner	Send Tax Bills To:	Tax Information:
Oscar Humberto Ruiz Moscoso and Claudia Estrada Garcia 3203 Holland Lane Nashville, TN 37218	Same	080-12-0-028.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 7th day of April, 2025, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert L. Lister,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Oscar Humberto Ruiz Moscoso and Claudia Estrada Garcia, Husband and Wife,** Grantees, their heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 342, on the Plan of Bordeaux Hills, Section II, as of record in Book 3600, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 342 fronts 75 feet on the west side of Holland Lane, and extends back 135 feet on the north line and 96.55 feet on the south line, to a dead line in the rear on which it measures 63.74 feet.

Being the same property conveyed to Robert L. Lister, married, and Rolanda L. Lister, unmarried, by Warranty Deed from Arnold R. Yeargins, Jean A. Smith, Dorothy Smith, Margie G. Jenkins, Constance P. Pride and Blanche Roland, all tenants in common with right of survivorship, dated 07/19/2002 and recorded on 08/12/2002 in Instrument No. 20020812-0097107, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert L. Lister by Quitclaim Deed from Rolanda L. Lister dated 12/05/2018 and recorded on 12/05/2018 in Instrument No. 20181205-0118749, RODCT.

This is improved property known as:
3203 Holland Lane, Nashville, TN 37218

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

Constance M. Lister joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of Robert L. Lister.

IN WITNESS WHEREOF, **Robert L. Lister and Constance M. Lister** have caused this instrument to be executed, this the 7th day of April, 2025.

Robert L. Lister

Constance M. Lister
Constance M. Lister

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert L. Lister and Constance M. Lister,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7th day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/7/2025 (date of document).

L. Broner McCoy
Date: 4/7/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 7th day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY