Karen Johnson Davidson County
Batch# 1350060 DEEDWARR
11/24/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20251124-0093615

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5411

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of November, 2025

Notary Public

Commission Expires: 8/1/28

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruth Robles Pacheco and Sofia Cristina Robles Pacheco 309 Highland Heights Drive Goodlettsville, TN 37072	**Fifth Third Bank, National Association** 5050 Kingsley Drive MD: 1MOC BQ Cincinnati, OH 45227	**025-15-0-026.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John E. Moser and Shirley E. Moser, Trustees of the John and Shirley Moser Living Trust u/a/d October 11, 2024

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruth Clemencia Robles Pacheco, AKA Ruth Robles Pacheco, an unmarried woman and Sofia Cristina Robles Pacheco, AKA Sofia C Robles Pacheco, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 40 on the Plan of Highland Heights Acres, of record in Plat Book 3700, Page 97, as revised by instrument of record in Book 4633, Page 444, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said Lot.

BEING the same property conveyed by Warranty Deed from Thomas L. Cunningham, III, an unmarried man to John Edward Moser and wife, Shirley Elaine Moser, recorded November 12, 2010, as Instrument No. 201011120090813 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from John Edward Moser and wife Shirley Elaine Moser to John E. Moser and Shirley E. Moser, Trustees of the John and Shirley Moser Living Trust u/a/d October 11, 2024, recorded October 15, 2024, as Instrument No. 202410150079809 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 309 Highland Heights Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of November, 2025.

the John and Shirley Moser Living Trust u/a/d October 11, 2024

By: John E Moser
John E. Moser, Trustee

By: Shirley E Moser
Shirley E. Moser, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2025, before me personally appeared John E. Moser and Shirley E. Moser, Trustees of the John and Shirley Moser Living Trust u/a/d October 11, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/24/2025 (date of document).

Jennifer Russell
Affiant Signature

11/24/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

