Karen Johnson Davidson County
Batch# 1058404 DEEDWARR
10/06/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231006-0078708

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-3745

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of September, 2023

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ishmael L. Detweiler 1414 Timber Valley Drive Nashville, TN 37214	Sun West Mortgage Company, Inc. 18303 Gridley Road Cerritos, CA 90703	108-16-0-075

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,

Caitlin Luszcsek and Mike Luszczek, wife and husband

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

Ishmael L. Detweiler and Jose T. Quinonez, both unmarried

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. 82-A on the Plan of Zone Lot Division Lots 27, 76, 82, 83 and 84, Percy Priest Woods, Section 2 of record in Plat Book 5200, Page 756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tajalin S. Draper by Warranty Deed from Charlene Adkins, unmarried of record in Instrument No. 20060718-0086376 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 18, 2006.

Being the same property conveyed to Caitlin Luszcsek and Mike Luszczek, wife and

husband by Warranty Deed from Tajalin S. Draper, unmarried, dated February 23, 2021 and recorded February 26, 2021 in Instrument No. 20210226-0024779, Register's Office of Davidson County, Tennessee.

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: 1414 Timber Valley Drive, Nashville, TN 37214

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 29th day of September, 2023.

Caitlin Luszczek

Mike Luszczek

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

On this 29th day of September, 2023, before me personally appeared Caitlin Luszczek and Mike Luszczek, 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 29th day of September, 2023.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 9|29|23.

Affiant Signature – Joshua A. Terry

10|5|23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|5|23.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON