QUITCLAIM DEED

STATE OF VA
COUNTY OF LUNENBURG
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

NORMAN PAUL MARTIN JR
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 14TH DAY OF JANUARY 2024. 2025

N PAUL MARTIN, JR
NOTARY PUBLIC
REG. #309184
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2025

My Commission expires: NOTARY PUBLIC 7/31/25

Karen Johnson Davidson County
Batch # 1229980 DEEDQC
01/24/2025 10:06:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20250124-0005608

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Ishmael L. Detweiler	Sun West Mortgage Company, Inc. 18303 Gridley Road Cerritos, CA 90703	108-16-0-075
1414 Timber Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSE T. QUINONEZ, ONE-HALF (1/2) UNDIVIDED INTEREST

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

ISHMAEL L. DETWEILER

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **1414 Timber Valley Drive, Nashville, Tennessee 37214**
(House Number) (Street) (City) (State) (Zip)

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.

Witness my hand this the 14TH day of JANUARY, 2024. 2025

Jose T. Quinonez

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF VA }
COUNTY OF CHESTERFIELD }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jose T. Quinonez**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of January, ~~2024~~ 2025.

My Commission expires: 7/31/2025

N PAUL MARTIN, JR
NOTARY PUBLIC
REG. #309184
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2025

Notary Public

EXHIBIT 'A'

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 Ishmael L. Detweiler and Jose T. Quinonez, both unmarried, by Warranty Deed from Caitlin Luszcsek and Mike Luszczek, wife and husband, recorded on October 6, 2023, of record in Instrument No. 20231006-0078708, Register's Office for Davidson County, Tennessee.