WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Y-C-20-3002

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Veitschegger and Katherine Veitschegger	New Owner	
(NAME)	(NAME)	**119-14-0-111.00**
3002 Simmons Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JDS INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE ALYNEE VEITSCHEGGER AND JOEL PHILLIP VEITSCHEGGER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35, Block A on the Plan of Part one of Woodbine Courts of record in Plat Book 1130, Page 39, 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 JDS Investment Group, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC a Texas limited liability company of record in Instrument No. 20190711-0067587 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 11, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1163, Page 441, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4166, Page 33, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3002 Simmons Avenue, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 373180 DEEDWARR
03/17/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,652.05
20200317-0029236

Witness my/our hand(s) this the 13th DAY OF MARCH, 2020.

JDS Investment Group, LLC

BY: _____
Joseph Segatto, Jr.
Manager

STATE OF IL
COUNTY OF Will

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH SEGATTO, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of JDS INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2020.

_____
Notary Public
My Commission Expires: June 12, 2022
(SEAL)

OFFICIAL SEAL
KELLY W. CLEMENTS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 12, 2022

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

